Davidson County DEEDWARR
Recvd: 11/01/06 09:29 2 pgs
Fees:13.00 Taxes:160.95

20061101-0135447

Prepared By & Return To:
Infinity Title, LLC
402 BNA Drive, Suite 401
Nashville, TN 37217
06-3515

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th day of October, 2006.

Notary Public

Commission Expiration: 7-24-07

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

ADDRESS OF NEW OWNER:
Province Builders
910 Phillips Street
Nashville, TN 37208

SEND TAX BILLS TO:
~~NEW OWNER~~ Province Builders
P.O. Box 2226
Brentwood, TN 37024-2226

MAP-PARCEL:
082-130/028.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

William C Coleman and wife, Brenda M Coleman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Province Builders

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being a lot or parcel in North Nashville, and being part of the old Hicks Property, described as follows:

Beginning at the northeast intersection of Phillips Street and the first alley west of 9th Avenue North; thence with the northerly margin of Phillips Street, eastwardly 30 feet 4 inches to a point; thence northwardly and on line with partition fence 90 feet, more or less, to a point at intersection of said line and the southerly margin of a private alley; thence with the margin of said private alley, westwardly 30 feet 6 inches to a point at intersection of said private alley and the easterly margin of the first mentioned alley; southwardly 90 feet, more or less, to the beginning.

Being the same property conveyed to William C Coleman and wife, Brenda M Coleman on 09/26/1990, by deed from Bettera C Redd wife of Vernon Redd, filed for record on 10/08/1990, in Book 8212, page 799, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **910 Phillips Street Nashville, TN 37208**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 27th day of October, 2006.

William C Coleman

Brenda M Coleman

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William C. Coleman and Brenda M. Coleman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee this 27 day of June, 2006.

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Notary Public

Commission Expiration: 7-27-07

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 2006, before me personally appeared _____, to me known to be the person who executed the foregoing instrument in behalf of _____ as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said _____. Witness my hand and official seal.

_____
Notary Public

Commission Expiration:

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, a Notary Public in and for said County and State, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the President of _____, the within named bargainor, a corporation, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as President.

Witness my hand and official seal at office this _____ day of _____, 2006.

_____
Notary Public

Commission Expiration: