WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/21/06 15:14 2 pgs
Fees:13.00 Taxes:739.63

20061121-0144744

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 199,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of November, 2006

Notary Public:

MY COMMISSION EXPIRES: 11/25/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
David Ellis Coe	Countrywide Home Loans, Inc.	Map 084
212 Dellrose Drive	P.O. Box 961206, FTWX-22	Group 14-0
Nashville, TN 37214	Ft. Worth, TX 76161	Parcel 208.00

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

Anthony Schumann, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
David Ellis Coe and wife, Mildred M. Coe
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:

BEING Lot No. 60 on the Plan of Donelson Meadows, of record in Plat Book 1835, Page 35, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Anthony Schumann, married, by deed from Jerolyn Ann McDowell and Jane Porter Taylor, Devisees of the Estate of James P. Taylor, of record in Instrument 20060622-0074604, said Register's Office.

This conveyance is subject to Restrictions of record in Book 412, Page 351; Book 1788, Page 509; Book 1847, Page 469, said Register's Office.

This conveyance is made subject to: (1) All matters appearing on the Plan of record in Plat Book 1835, Page 35, said Register's Office; and (2) Watermain Easement of record in Book 1874, Page 67, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 212 Dellrose Drive, Nashville, TN 37214

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 20th day of November, 2006.

Anthony Schumann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anthony Schumann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of November, 2006.

My Commission Expires: 03/31/07

Notary Public

