20B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/30/06 12:59 2 pgs
Fees:13.00 Taxes:518.00

20061130-0147876

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF November 2006

Notary Public

DANIEL L. WISEMAN
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: 4/27/09

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Coleman (NAME)	Elite Home Loans, Inc. (NAME)	MAP 61-02
1260 Rivers Fork Road (ADDRESS)	109 Westpark Drive, #260 (ADDRESS)	PARCEL 089.00
Sanford, NC 27330 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

FOR AND 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, Renee Roberts and Rick Young

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald Coleman and wife, Deatrice Coleman

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 Lot No. 251 on the Plan of Section 7, Gray-Mar Acres, as of record in Book 2331, page 80, Register's Office for Davidson County, Tennessee.

Said Lot No. 251 fronts 80 feet on the east side of Graycroft Avenue and runs back between lines, 185.4 feet on the north line and 190 feet on the south line, to a dead line in the rear, which is a broken line, measuring 80.58 feet thereon.

Being the same property conveyed to Renee Roberts and Rick Young by Warranty Deed dated August 25, 2006, from Albert L. Hannah and wife, Joyce P. Hannah, of record by Instrument No. 20060829-0106719 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

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.

-- CONTINUED --

unimproved ( )
This is improved (X) property, known as 4518 Graycroft Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand S this 29th day of November, 2006

Renee Roberts
By: Renee Roberts by
Charles O'Brien, Attorney-in-fact

Rick Young
By:
Charles O'Brien, Attorney-in-fact

CONTINUATION OF LEGAL DESCRIPTION:

Charles O'Brien executes this instrument on behalf of Renee Roberts and Rick Young as their Attorney-In-Fact pursuant to the Specific Power of Attorney of record by Instrument No. 20061130-0147875 **in the Register's Office for Davidson County, Tennessee.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29th day of November, 2006, the undersigned, a Notary Public in and for said County and State, personally appeared Charles O'Brien, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Renee Roberts and Rick Young as their Attorney-In-Fact, and who acknowledged that he as the Attorney-in-fact executed the same as the free act and deed of the said Renee Roberts and Rick Young.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 29th day of November, 2006.

Notary Public

My Commission Expires: 9/22/07

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON