WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

B-AMS-06-6713

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,000.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF November, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon C. Cecil	Brandon C. Cecil	
6713 Autumnwood Drive (ADDRESS)	6713 Autumnwood Drive (NAME) (ADDRESS)	155-8-C-103.00CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37221 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we J. MICHAEL COLEMAN AND VICKI A. COLEMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRANDON C. CECIL, UNMARRIED AND ROY L. CECIL, MARRIED AND JANICE J. CECIL, MARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 103, PLAN OF POPLAR CREEK ESTATES, PHASE II, as shown on plat of record in Plat Book 6900, Pages 339 thru 347 and revised in Book 7900, Pages 888 and 889, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to J. Michael Coleman and wife, Vicki A. Coleman by Warranty Deed from J. Jeffrey Doerr and wife, Marilyn M. Doerr, recorded on the 26th day of October, 1994 in Deed Book 9502, Page 565, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including Declaration of Covenants, Conditions and Restrictions for Poplar Creek Estates recorded in Book 9472, Page 824, Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6474, Page 346; Book 6486, Page 587; Book 6662, Page 433 and Book 6804, Page 536 amended and supplemented in Book 6987, Page 966 and Book 7964, Page 33, Charter of Poplar Creek Homeowners Association recorded in Book 7120, Page 125, and matters appearing on the plat recorded in Plat Book 6900, Page(s) 339 thru 347 and Revised in Book 7900, Pages 888 and 889.

unimproved ( )

This is improved (X) property, known as 6713 Autumnwood Drive, Nashville, Tennessee 37221
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 12/06/06 12:52 2 pgs
Fees:13.00 Taxes:1191.40

20061206-0150837

Witness my/our hand(s) this 22nd day of November, 2006.

J. Michael Coleman

Vicki A. Coleman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. Michael Coleman and Vicki A. Coleman, the within named bargainor, 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, this the 22nd day of November, 2006.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903