THIS INSTRUMENT PREPARED BY:

Stacey Harding

Heritage Title Services LLC
8115 Isabella Lane Ste5
Brentwood, TN 37211
615-577-1626

Davidson County DEEDWARR
Recvd: 01/17/07 09:59 2 pgs
Fees:13.00 Taxes:407.00
20070117-0006653

Address New Owner(s)
John Coleman
1720 Nassau Street
Nashville, Tennessee 37208

Send Tax Bills To:
New Owner

Map & Parcel Nos.:
08108034100

WARRANTY DEED

THIS INDENTURE, made and entered into this **30th day of October , 2006**, by and between **Marilon Howard**, party of the first part, and **John Coleman**, party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED TEN THOUSAND AND 00/100 DOLLARS ($110,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Lot 67, THE HOMESTEAD ADDITION ESTATES OF D.T. MCGAVOCK, as shown on Plat of record in Plat Book 57, Page 9, in the register's office, Davidson County, TN.

This conveyence is subject to any and all existing easements and restrictions as shown of record in Book 57, Page 9, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Marilon Howard, an unamrried woman by Warranty deed from Christopher Flowers and wife, Yocia Flowers dated 22nd of November, 2004, of record in Instrument No 20041207-0145745, in the records for Davidson County, TN.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Marilon Howard

Marilon Howard

After Recording Return to:
Heritage Title Services, LLC
8115 Isabella Lane, Ste. 5
Brentwood, TN 37027

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Marilon Howard** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **30th day of October , 2006**.

My commission expires: 1-27-07

Jacqueline G Brown
Notary Public

JACQUELINE G. BROWN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Jacqueline G. Brown
My Commission Expires
January 27, 2007
STATE OF TENNESSEE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$110,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 30th **day of** October, **20** 06.

Leeza Osborne

PROPERTY ADDRESS:
1720 Nassau Street
Nashville, TN 37208

LEEZA OSBORNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires
November 22, 2008

After Recording Return to:
Heritage Title Services, LLC
8115 Isabella Lane, Ste. 5
Brentwood, TN 37027