Davidson County DEEDWARR
Recvd: 02/16/07 11:27 2 pgs
Fees:13.00 Taxes:384.80

20070216-0019799

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

JEAN K. PATTERSON NOTARY PUBLIC AT LARGE SUMNER COUNTY TN

My Commission Expires Jan. 15, 2008

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $104,000.00

Affiant

Subscribed and sworn to before me, this 14th day of February, 2007.

Notary Public
My commission expires: 02/24/08

06-0701-72608

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Sara K. Fusco	Provident Funding Associates	96-14-0-053
2921 Lakeland Drive	P.O.Box 5914	
Nashville TN 37214	Santa Rosa, CA 95402	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Catherine A. Coffman, unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Sara K. Fusco, a married woman, hereinafter called the Grantee, her successors 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. 400, on the Plan of Cloverhill, Section No. VII, of record in Book 2133, Page 92, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Catherine A. Coffman, unmarried by deed from Donna R. Duty, unmarried, dated February 29, 2000, recorded March 10, 2000, of record in Instrument No. 20000310-0025004, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2921 Lakeland 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 14th day of February, 2007.

Catherine A. Coffman

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Catherine A. Coffman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 14th day of February, 2007.

Kathleen Tomlinson
Davidson

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

My Commission expires 02/24/08