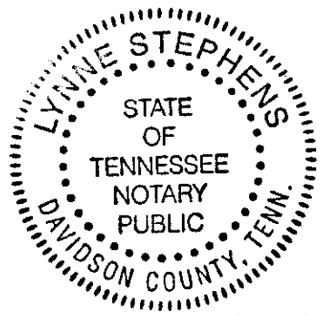
SPECIAL WARRANTY DEED



My Commission Expires NOV. 22, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS **$200,000.00**

Antonio Coleman

Antonio D. Coleman, Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, THIS 5th DAY OF MARCH, 2007.

Lynne Stephens

Notary Public/~~Ernest B. Williams IV~~ Lynne Stephens

MY COMMISSION EXPIRES: ~~May 24, 2008~~ 11-22-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Williams & Prochaska, P.C.
Ernest B. Williams, IV, Esquire
401 Church Street, Suite 2600
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 03/08/07 09:28 3 pgs
Fees:18.00 Taxes:740.00

20070308-0028485

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Antonio D. Coleman and, wife, Augodelia P. Whiteside-Coleman 1008 Rambling Brook Road Nashville, Tennessee 37218-3608	Same	058090A01800CO

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MUSIC CITY REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** AND **WAYNE P. GALLAVIN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANTONIO D. COLEMAN AND WIFE, AUGODELIA P. WHITESIDE-COLEMAN**, HEREINAFTER CALLED THE GRANTEE(S), GRANTEE'S 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(s) 18, as shown on the map entitled Creekside Trails, Phase I, of record as Instrument No. 20001026-01016269, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MUSIC CITY REAL ESTATE, LLC AND WAYNE P. GALLAVIN, AS TENANTS IN COMMON WITHOUT RIGHTS OF SURVIVORSHIP, by deed from PRIORITY TRUSTEE SERVICES OF TN, L.L.C, AS SUBSTITUTE TRUSTEE, of record as Instrument No. 20070223-0022969, dated February 8, 2007, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

1. Matters shown on the Plan of record as Instrument No. 20001026-01016269, said Register's Office.

Initials: CYP

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8326, page 230, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20000915-0092002, as amended as Instrument Nos. 20011025-0117168, 20020828-0103983, 20041229-0153372 and 20061120-0143523, said Register's Office.

4. Storm water Detention Agreement of record as Instrument No. 20001011-0100954, said Register's Office.

5. Water Line Easement of record in Book 6255, page 578, said Register's Office.

This is ☑ improved ☐ unimproved property, known as **1008 Rambling Brook Road, Nashville, Davidson County, Tennessee 37218-3608**.

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 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; 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 claiming byk and through Grantor's but not further or otherwise. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS my/our hand(s) this **5th** day of **March, 2007**.

MUSIC CITY REAL ESTATE, LLC,
a Tennessee limited liability company

By: _____
Clara Y. Pease, Member

_____
Clara Y. Pease, Attorney-in-Fact for Wayne P. Gallavin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, a Notary Public of the State and County aforementioned, personally appeared **CLARA Y. PEASE,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Member of **MUSIC CITY REAL ESTATE, LLC**, a Tennessee limited liability company, the within named bargainor, and that they as such Member, executed the foregoing instrument for the purpose therein contained, by signing on behalf of **Music City Real Estate, LLC** as its Member and acknowledged the instrument to be the free act and deed of **Music City Real Estate, LLC**.

Initials: _____

WITNESS my hand and seal, this 5th day of **March, 2007.**

[SEAL]

LYNNE STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

Notary Public / ~~Ernest B. Williams IV~~ Lynne Stephens

My Commission Expires: ~~May 24, 2008~~ 11-22-08

Personally known: _____ or Produced Identification: _____
Type of Identification Produced: _____ Driver's License _____ Other: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, a Notary Public of the State and County aforementioned, personally appeared **CLARA Y. PEASE,** being duly sworn, did state the she is the attorney-in-fact of **WAYNE P. GALLAVIN** described in the attached document, that she signed the above document in my presence as attorney-in-fact on behalf of **WAYNE P. GALLAVIN** by affixing the name of **WAYNE P. GALLAVIN** hereto and that she had full authority to do so under Power of Attorney dated 3-02, 2007.

WITNESS my hand and seal, this 5th day of **March, 2007.**

[SEAL]

LYNNE STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

Notary Public / ~~Ernest B. Williams IV~~ Lynne Stephens

My Commission Expires: ~~May 24, 2008~~ 11-22-08

Personally known: _____ or Produced Identification: _____
Type of Identification Produced: _____ Driver's License _____ Other: _____

RETURN TO:
Williams & Prochaska, P.C.
401 Church St., Suite 2600
Nashville, Tennessee 37219