McCann & Hubbard
7100 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3019

This document prepared by (and after recording return to):	
Name:	**Consumer Trust Title & Escrow, LLC**
Address:	**219 Ward Circle, Ste 5**
City, State, Zip:	**Brentwood, TN 37027**
Phone:	**615-369-0039**

Davidson County DEEDWARR
Recvd: 05/02/07 13:40 3 pgs
Fees:18.00 Taxes:222.74

20070502-0052538

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **KAREN BOYTE CARTER, EXECUTRIX OF THE ESTATE OF JAMES R. ST. JOHN, JR.** , hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **GARRETT J. COFFER, SINGLE** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of DAVIDSON, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being a part of the Plan of Copperfield Terrace Condominiums, as of record in Book 6250, Page 50, Register's Office for said County, the part hereby described as being Unit 36 on said Plan as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to Copperfield Terrace Condominiums, of record in Book 6326, Page 790, said Register's Office.

This being the same property conveyed to James R. St. John, Jr. by Warranty Deed of Carson C. Driver, Jr. and wife, Doris B. Driver dated November 1, 1984 and recorded in Book 6434, Page 513, Register's Office for Davidson County, Tennessee.

The said James R. St. John, Jr. having since died on May 19, 2006. Letters of Testamentary dated August 3, 2006 appoint Karen Boyte Carter as Executrix of The Estate of James R. St. John, Jr. pursuant to the Last Will and Testament of James R. St. John, Jr.

Map Parcel Number: 107-14-A-36CO

This property is known as: 1264 MASSMAN DRIVE, NASHVILLE, TN 37217

Subject to MASTER DEED AND BY-LAWS contained in the instruments of record in Book 6326, Page 790; Charter of HOA of record in Book 7872, Page 33, and to all matter shown on the Plan of record in Plat Book 6250, Page 50, Davidson County, TN, Register of Deeds.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 27th day of April 2007.

Karen Boyte Carter /eyac

Karen Boyte Carter, Executrix of the Estate of
James R. St. John, Jr.
Grantor

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Karen Boyte Carter, Executor/Executrix of the Estate of James R. St. John, Jr., with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, this 27th day of April, 2007.

My commission expires: JOEY SANDERS STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXPIRES: 12/08/2010 COUNTY OF WILLIAMSON

Notary Public

Grantor(s) Name, Address, phone:
Karen Boyte Carter, Executrix of the
James R. St. John, Jr. Estate
5917 Hitching Post Lane
Nashville, TN 37211

New Owner,
Grantee(s) Name, Address, phone:
Garrett J. Coffer
8017 Warner Road
Brentwood, TN 37027

SEND TAX STATEMENTS TO : Grantee,
New Owner

State of TENNESSEE
County of Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$ 60,200.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 27th day of April, 2007.

Affiant

Melissa Cusick
Type or Print Name

(Seal)

Notary Public

My commission expires:

_____

Alicia R. Hamilton
Type or Print Name

ALICIA R. HAMILTON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
OCTOBER 10, 2009