STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of April, 2007.

Notary Public

My Commission Expires: May 2, 2010

TAMILYN DERRYBERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 05/03/07 13:41 3 pgs
Fees:18.00 Taxes:562.40
20070503-0053206

ADDRESS NEW OWNER(S) AS FOLLOWS:
Christopher Gale Coleman, unmarried

3919 Dakota Avenue
Nashville, Tennessee 37209

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

091-16-0-371.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Thomas A. Clarkson and Rebecca Clarkson Burgoyne and Allen C. Clarkson and James Culbreth Clarkson hereinafter referred to as Grantors, hereby transfers and conveys to Christopher Gale Coleman, unmarried, hereinafter referred to as Grantees, their 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, being in the 11th formerly 24th Ward of the City of Nashville, Tennessee, being part of the 28.26 acre tract shown on the Map of Charlotte Park Company's Addition extended , as of record in Book 421, page 10, and more particularly described as follows:

Beginning at the southeastern corner of the 40th Avenue, North, formerly "C" or Stump Avenue and Dakota Avenue, formerly 4th Avenue: thence with the southerly margin of Dakota Avenue, eastwardly 75 feet: thence at right angles southwardly 150 feet: thence at right angles westwardly 75 feet to the easterly margin of 40th Avenue, North: thence with said margin northwardly 150 feet to the point of beginning.

Being the same property conveyed to E. Finney Clarkson, an unmarried woman by Warranty Deed from Essell E. McGlothin now known as Essell E. Lowery and spouse, Eva Sue McGlothin, now known as Eva Sue Lowery of record in Book 10276, page 302, Register's Office for Davidson County, Tennessee, dated 11/27/96. Said E. Finney Clarkson (being one

and the same as Elizabeth Finney Clarkson) subsequently died on the 27th day of January, 2007 leaving Thomas A. Clarkson (son), Rebecca Clarkson Burgoyne (daughter), Allen C. Clarkson (son) and James C. Clarkson (son) as her heirs at law as referenced in that Affidavit of Heirship of record in Instrument No. 20070417-0045983.

Grantors certify that the above described property is not used by them or either of them, or a spouse or a dependent of either of them, as a principal place of residence.

Thomas A. Clarkson being one and the same as Thomas Alexander Clarkson.
Allen C. Clarkson being one and the same as Allen Cornelius Clarkson.
James C. Clarkson being one and the same as James Culbreth Clarkson.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 421, Page 10, Register's Office of said County.

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.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 3919 Dakota Avenue, Nashville, TN 37209.

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 and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the 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 27th day of April, 2007.

Allen C. Clarkson by N A.C., Attorney in Fact

Thomas A. Clarkson

James Culbreth Clarkson by N A.C., Attorney in Fact

Rebecca Clarkson Burgoyne by N A.C., Attorney in Fact

STATE OF North Carolina
COUNTY OF Buncombe

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Thomas A. Clarkson, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 27th day of April, 2007.

Witness my hand and official seal this 27th day of April, 2007.

Notary Public

My Commission Expires: 5-25-07

KATHLEEN R. SOAVE NOTARY PUBLIC BUNCOMBE CO. N.C.

270400808

STATE OF NorthCarolina
COUNTY OF Buncombe

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Thomas A. Clarkson, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is/are, the **Attorney-in-Fact** of Rebecca Clarkson Burgoyne (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 4/27/2007.

My Commission Expires:. 5-25-07

KATHLEEN R. SOAVE NOTARY PUBLIC BUNCOMBE CO. N.C.

, Notary Public.

STATE OF NC
COUNTY OF Buncombe

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Thomas A. Clarkson, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is/are, the **Attorney-in-Fact** of Allen C. Clarkson (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 4/27/2007.

My Commission Expires:. 5-25-07

KATHLEEN R. SOAVE NOTARY PUBLIC BUNCOMBE CO. N.C.

, Notary Public.

STATE OF NC
COUNTY OF Buncombe

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Thomas A. Clarkson, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is/are, the **Attorney-in-Fact** of James Culbreth Clarkson (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 4/27/2007.

My Commission Expires:. 5-25-07

KATHLEEN R. SOAVE NOTARY PUBLIC BUNCOMBE CO. N.C.

, Notary Public.