THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26434-03-2007** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $115,000.00. Ali M. Day Affiant Subscribed and sworn to before me this 1st day of May, 2007. Notary Public My Commission Expires: GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner: Ali M. Day 104 Westerly Drive Nashville, TN 37221	**Send Tax Bills To:** ~~New Owner~~ SunTrust P.O. Box 305110 Nashville, TN 37230-5110	**Tax Information:** Map and Parcel No.: 142-07-0A-104.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Scott M. Coleman**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ali M. Day** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 104 Westerly Drive, Nashville, TN 37221
This property is not and has not been the residence of the Seller, his spouse or issue.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of May, 2007.

Scott M. Coleman

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Scott M. Coleman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of May, 2007.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 05/07/07 16:11 2 pgs
Fees:13.00 Taxes:425.50
20070507-0054942

EXHIBIT "A"

Land in Davidson County, Tennessee. being Unit No. 104, together with the appurtenant interest in the common elements of Willow Pointe, a horizontal property regime established by Master Deed, of record in Book 6772, page 257, amended in Book 8867, page 283, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit A to the aforementioned Master Deed.

Being the same property conveyed to Scott M. Coleman by deed dated September 30, 1998, from Betty S. Covington, of record in Book 11140, page 585, Register's Office for Davidson County, Tennessee. This property is not and has not been the residence of the Seller, his spouse or issue.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of Willow Pointe Homeowner's Association of record in Book 6777, page 624, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Willow Pointe, of record in Book 6772, page 257, amended in Book 8867, page 283, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.