Davidson County DEEDWARR
Recvd: 05/24/07 11:02 2 pgs
Fees:13.00 Taxes:344.10

20070524-0061944

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$93,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
18 DAY OF May, 2007.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
7-24-10 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tiffany A. Cathey 632 Brentmeadow Circle Madison, TN 37115	New Owner	Map 53.13 Parcel 109

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Madeline C. Coleman, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Tiffany A. Cathey, unmarried

Hereinafter called the 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, TENNESSEE, BEING LOT NO. 36-B ON THE PLAN OF ZONE LOT DIVISION, LOT 36, PHASE I, KIMBOLTON, OF RECORD IN BOOK 6900, PAGES 276, 277, AND 278, AND AMENDED IN BOOK 6900, PAGE 571, SAID REGISTER'S OFFICE.

SAID LOT NO. 36-B FRONTS 53.75 FEET ON THE NORTHWESTERLY MARGIN OF BRENTMEADOW CIRCLE AND EXTENDS BACK 189.84 FEET ON THE NORTHEASTERLY LINE AND 180.38 FEET ON THE BROKEN SOUTHWESTERLY LINE TO A DEAD LINE IN THE REAR MEASURING 55.73 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO MADELINE C. COLEMAN, UNMARRIED BY DEED FROM PHILLIPS BUILDERS, INC., DATED APRIL 22, 1988, AND OF RECORD IN BOOK 7527, PAGE 486, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2007 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 6900, Page 276, 277, and 278 and amended in Book 6900, Page 571, Register's Office for Davidson County, Tennessee.
3) Property is subject to Kimbolton, Zone Lot Division Lot 36, Phase I, a Planned unit Development, Charter of record in Book 7507, Page 67, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto in Instrument Number 20030226-0025658, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 7464, Page 969, and amended in Book 7470, Page 126, Book 7799, Page 50, Instrument Number 20060126-0009811, and in Book 6900, Page 571, said Register's Office.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **632 Brentmeadow Circle, Madison, TN 37115**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 we do covenant with the said GRANTEES that we are 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 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 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(s) this 18 day of May, 2007.

Madeline C Coleman
Madeline C. Coleman

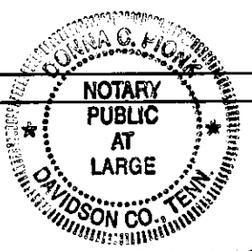
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, **Madeline C. Coleman**, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of May, 2007.

Donna C. Pionke
NOTARY PUBLIC

My Commission Expires:



MY COMMISSION EXPIRES:
JAN 28, 2009

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076