Davidson County DEEDWARR
Recvd: 06/22/07 14:28 2 pgs
Fees:13.00 Taxes:436.60

20070622-0074942

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $118,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of June, 2007.

Notary Public

My Commission Expires: 9/25/2010

LARRY R. WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

This instrument was prepared by:
Union Street Title, LLC
329 Union Street
Nashville, TN 37201

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Thomas H. Coker 1421 Lewis Road Madison, TN 37115	Post Closing Department Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle RCN-6, Mail Code: BH-4651 Birmingham, AL 35244	051-10-0D-104.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **ELIZABETH M. MCGINNIS, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **THOMAS H. COKER, an unmarried man**, hereinafter called the Grantee, his heirs, successors 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 Unit No. 104, on the plan of Oakland Trace Condominiums, Section II, of record in Book 6200, page 558, Register's Office for said County.

BEING unit No. 104 on said plan and described by the Master Deed establishing a Horizontal Property Regime with Respect to Oakland Trace Condominiums, Section II, as of record in Book 7111, page 295, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, co-owners and tenants of Oakland Trace Condominiums, Section II, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 7111, page 295, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part thereof the same as though copied herein.

Being the same property conveyed to Elizabeth M. McGinnis, unmarried, by deed from C & T Development Company, Inc., of record in Book 7129, Page 384, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: 1) 2007 Davidson County property taxes, a lien not yet due and payable which have been prorated as of the date of this instrument, with the Grantee assuming responsibility for payment of the same; 2) All matters appearing on the Plan of Oakland Trace Condominiums, Section II, of record in Book 6200, Page 447, and amended in Book 6200, Page 558, Register's Office for Davidson County,

Tennessee; 3) Easements, covenants, conditions and regulations imposed upon and relating to the property, co-owners and tenants of Oakland Trace Condominiums, Section II, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 7111, page 295, Register's Office for Davidson County, Tennessee; 4) Storm Water Detention Agreement of record in Book 6827, Page 442, Register's Office for Davidson County, Tennessee; 5) Dedication of Common Area to Oakland Trace Condominiums, Section II, Homeowners Association of record in Book 7129, Page 382, Register's Office for Davidson County, Tennessee; 6) Charter of Incorporation of Oakland Trace Condominiums, Section II, Homeowners Association of record in Book 7130, Page 538 and Book 7141, Page 875, Register's Office for Davidson County, Tennessee; 7) All applicable government and zoning regulations.

This property is improved property known as 1421 Lewis Road, Madison, Tennessee 37115.

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, his, successors and assigns, forever. Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out.

GRANTOR does further covenant and bind herself, her heirs, successors, and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs, successors 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 22nd day of June, 2007.

Elizabeth M McGinnis by Jane L McGinnis-Glynn her attorney in fact

ELIZABETH M. MCGINNIS
By JANE L MCGINNIS-GLYNN, her attorney in fact
Specific Power of Attorney of record as
Instrument No. 200710058-0074941
Register's Office of Davidson County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 22nd day of June, 2007, before me personally appeared JANE L. MCGINNIS-GLYNN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ELIZABETH M. MCGINNIS, and acknowledged that she executed the same as the free act and deed of ELIZABETH M. MCGINNIS.

Witness my hand and official seal, this 22nd day of June, 2007.

LARRY R. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Larry R Williams
Notary Public

My Commission Expires: 9/25/2010