THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Sterling Title Services

2672 N. Mt. Juliet Road

Mt. Juliet, TN 37122,

Davidson County DEEDWARR
Recvd: 07/05/07 08:14 2 pgs
Fees:13.00 Taxes:1036.00

20070705-0079717

Address New Owner(s)
Marouja Coleman
4101 Kings Lane
Nashville, Tennessee 37218

Send Tax Bills To:
Lehman Brothers Bank, FSB
P.O. Box 39
Lake Forest, CA 92609

Map & Parcel Nos.:
58-14-13.00

WARRANTY DEED

THIS INDENTURE, made and entered into this **22nd day of June, 2007**, by and between **Marilon Howard, unmarried**, party of the first part, and **Marouja Coleman**, party of the second part,

WITNESSETH: That for and in consideration of **TWO HUNDRED EIGHTY THOUSAND AND 00/100 DOLLARS ($280,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Land in Davidson Couty, Tennessee, being lot No 156 on the Plan of Enchanted Hills, Section IV, as of record in Book 3842, Page 112, Registers Office for Davidson County, Tennessee, to which said plan reference is hereby made fo ra more complete and accurate leagal description thereof.

Being the same property conveyed to Marilon J Howard, unmarried by deed from Lamar Clinton Binion, Jr. and wife, Ramona Synobia Styles-Binion of record in Book 10250 and page 829 on 11/01/1996 and filed for record on 11/05/1996, registers Office for said County.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Marilon Howard

Marilon Howard

STATE OF TENNESSEE, COUNTY OF WILSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Marilon Howard** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **22nd day of June, 2007**.

My commission expires: 3-20-10

MELINDA M. WRAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$280,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

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

MELINDA M. WRAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public 3-20-10

PROPERTY ADDRESS:
4101 Kings Lane
Nashville, TN 37218