Davidson County DEEDWARR
Recvd: 07/24/07 12:58 2 pgs
Fees:13.00 Taxes:913.30

20070724-0087820

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 246,836.54

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of July, 2007

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 11-22-10

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Sean H. Coleman	Churchill Mortgage	Map 83
1515 Lillian Street	761 Old Hickory Blvd., Ste. 401	Group 13
Nashville, TN 37206	Brentwood, TN 37027	Parcel 433

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

Kelley Construction, LLC

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Sean H. Coleman and wife, Kathleen F. Coleman

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:

BEING Lot No. 143, on the Plan of Block "O", Lindsley Home Place, of record in Plan Book 2, Page 92, Chancery Court at Nashville, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Kelley Construction, LLC by deed from Victor J. Guy, unmarried, and Ella M. Rhea, unmarried, of record in Instrument 20061013-0127303, said Register's Office.

This conveyance is subject to Restrictions of record in Instrument 20070425-0049035 and Instrument 20070425-0049037, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plan Book 2, Page 92, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1515 Lillian Street, Nashville, TN 37206

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 this 20th day of July, 2007.

Kelley Construction, LLC

BY: _____
Kenneth A. Kelley, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Kenneth A. Kelley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the Chief Manager, of Kelley Construction, L.L.C., a Limited Liability Company, and that he as such Chief Manager, being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 20th day of July, 2007.

My commission expires: 11-22-10

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.