WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

Subscribed and sworn to before me, this 26th day of July, 2007

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHERRI A. SCHMONSKY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires Sept 20 2010

Davidson County DEEDWARR
Recvd: 07/30/07 13:23 2 pgs
Fees:13.00 Taxes:425.50

20070730-0090153

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda K. Coulter	NEW OWNER	133-01
(NAME)	(NAME)	(MAP)
430 McClellan Avenue	SAME	176.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Mary Margaret Cook, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Linda K. Coulter, unmarried, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, Tennessee, being the easterly 50 feet of an unnumbered tract lying immediately west of and adjacent to Lot No. 15 on the Map of Radnor Terrace Subdivision, as of record in Book 421, page 58, Register's Office for said County.

Said part of said unnumbered tract fronts 50 feet on the northerly side of Radnor Terrace and runs back between parallel lines along the westerly margin of said Lot No. 15, 192 feet to a dead line.

Being the same property conveyed to James O. Cook and wife, Mary Margaret Cook, by deed from George H. Coleman and wife, Clara Robertson Coleman, dated August 4, 1953, of record in Book 2157, page 37, said Register's Office. The said James O. Cook having since died.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 430 McClellan Avenue, Nashville, Tennessee 37211

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/our hand(s) this 26th day of July, 2007.

Mary Margaret Cook

Mary Margaret Cook

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Mary Margaret Cook with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 26th day of July, 2007.

J. S. Wells
Notary Public

My Commission Expires: 9/20/08

