File #2007344

Davidson County DEEDWARR
Recvd: 08/14/07 09:21 2 pgs
Fees:13.00 Taxes:738.15

20070814-0096936

BARBARA T. HODGE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,500.00

Carla Kard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of August, 2007.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires October 10, 2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Will David Coleman	Merrill Lynch Credit Corporation	Map 171-3-B
(NAME) 601 Old Hickory Blvd, Unit 117	(NAME) P. O. Box 5954	Parcel 300 CO
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Springfield, OH 45501-5954	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Marilyn J. Randolph and husband, Billy R. Randolph, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Will David Coleman, unmarried and Patti E. Ashe, 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 Unit No. 62 on the Plan of Phase Two, Section Seven, Townhomes of Fredericksburg, of record in Book 9700, Page 957, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Marilyn J. Painter, unmarried by deed from Mark T. Long and wife, Janet R. Long of record in Instrument No. 20020603-0066451, Register's Office for Davidson County, Tennessee, dated 5/23/02. The said Marilyn J. Painter having since married and is now known as Marilyn J. Randolph.

Billy R. Randolph, Spouse of Marilyn J. Randolph, hereby joins in this conveyance and conveys any and all interest that he may have in said property, including but not limited to the marital interest, to the Grantee(s).

This conveyance is subject to PUD Boundary Plan of record in Book 7900, page 509; Covenants, Conditions and Restrictions of of record in Book 8920, Page 65, as amended in Book 9500, page 393, Book 7798, page 843, Book 9860, page 840, Book 10453, page 931 and Book 10694, page 541, Book 11550, page 531; By-Laws of record in Book 8920, page 45, as amended in Book 10694, page 539, and Book 11550, page 554; Easement for sanitary sewers and/or storm drainage of record in Book 7993, page 269; Easement of record in Book 7851, page 712; Charter of record in Book 8920, page 40, and Book 10126, page 430, and Book 11550, page 529; Amenities Area of Fredericksburg Homeowner's Association of record in Book 9443, page 538 and Book 7900, page 807; Deeds of Conveyance of record in Book 9698, page 81 and Book 9698, page 124, and Book 11753, page 208; Open Space area and access easement to allow for the preservation of an old cemetery site as created in Plat Book 8250, page 767; Subject to lien for special assessments as contained in the restrictions; and any and all matters shown on the Plan of record in Book 9700, Page 957, Register's Office of Davidson County, Tennessee.

Unimproved ()
This is improved (X) property, known as 601 Old Hickory Blvd, Unit 117, Brentwood, TN 37027
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 8th day of August, 2007.

Marilyn J. Randolph

Marilyn J. Randolph

Billy R Randolph

Billy R. Randolph

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

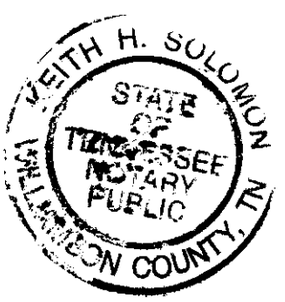
Before me, the undersigned Notary Public, personally appeared Marilyn J. Randolph and Billy R. Randolph, who are known to me or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this 8th day of August, 2007.

Notary Public

My Commission expires; My Commission Expires May 24, 2009

(SEAL)



Mail After Recording To:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027