IBW

WARRANTY DEED

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $167,500.00.

Susan D White

Affiant

Subscribed and sworn to me on August 27, 2007.

Todd A. Bricker

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE Todd A. Bricker My Commission Expires May 22, 2010 STATE OF TENNESSEE

TODD A. BRICKER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 08/28/07 10:05 2 pgs
Fees:13.00 Taxes:619.75

20070828-0103019

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22693SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Darren Coffing 445 Bellingrath Drive Nashville, TN 37211	New Owner	147-02--120

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Susan D. White and husband Christopher Buck, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Darren Coffing unmarried, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 154 on the Plan of Abbay Hall, Section II, of record Book 2331, page 38, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 154 fronts 163.9 feet on the easterly side of Bellingrath Drive and runs back between lines 131.2 feet on the southerly line and 183 feet on the northerly line, to a dead line in the rear, measuring 98.6 feet thereon.

Being the same property conveyed to Susan D. White by Deed from Walton S. Dennis, Jr. and wife, Mary G. Dennis, of record in Book 11634, page 675, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2007 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Book 2331, page 38, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 445 Bellingrath Drive, Nashville, TN 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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do 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 on August 27, 2007.

Susan D. White

Susan D. White

Christopher Buck

Christopher Buck

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 27, 2007, before me personally appeared Susan D. White and Christopher Buck to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on August 27, 2007.

Todd A. Bricker

NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

My Commission Expires: