Davidson County DEEDWARR
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Fees:13.00 Taxes:795.50

20070904-0105540

Return to: Southern Land Title & Escrow, Inc.
934 Oldham Drive, Suite 100-A
Nolensville, TN 37135
615-776-7461

#541

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Melinda S. Coats	(NEW OWNER)	Map 146-16-0-
478 Brentlawn Drive		Parcel: 037.00
Nashville, TN 37220		

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Ronald E. Staley and wife, Jeanene Bagsby Staley,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Melinda S. Coats, married,** (The "Grantee"), her heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 88, on the Plan of Brentwood Hall, Section V, of record in Plat Book 2133, page 127, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ronald E. Staley and wife, Jeanene Bagsby Staley by warranty deed dated September 7th, 1962 from Kirk E. Turner, Jr and wife, Elaine Wright Turner of record in Book 3432, page 391, said Register's Office.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. **2007 Taxes, a lien not yet due and payable and assumed by Grantee.**
2. **Any and all matters appearing of record in Plat Book 2133, page 127, said Register's Office.**

This is improved property commonly known as **478 Brentlawn Drive, Nashville, TN 37220.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $215,000.00.

Jeanene B. Staley
Affiant

Subscribed and sworn to before me this
27th day of August, 2007

Judy Painter-Rose
Notary public:

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 22, 2011

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 27th day of **August, 2007**.

Ronald E. Staley
Ronald E. Staley

Jeanene Bagsby Staley
Jeanene Bagsby Staley

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ronald E. Staley and Jeanene Bagsby Staley**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **THEY** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 27th day of **August, 2007.**

Judy Painter-Rose
Notary Public

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 22, 2011