Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 09/05/07 14:09 1 pgs
Fees:13.00 Taxes:1258.00

20070905-0106667

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th DAY OF AUGUST, 2007.

(Affix Seal) Notary Public

My Commission Expires: 8-3-10

Preparer's File #-07G0424

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Benjamin R. Buergler and Huyen M. Buergler	Pinnacle National Bank	161-10-B-60 CO
5320 Cochran Drive	211 Commerce Street, Suite 300	
Nashville, Tennessee 37220	Nashville, Tennessee 37201	

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, JOHN PERRY COLEMAN AND WIFE, LESLIE KIM COLEMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto BENJAMIN R. BUERGLER AND WIFE, HUYEN M. BUERGLER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 94, on the Plan of Aberdeen Woods Subdivision, Phase 1, Section 3, of record in Plat Book 9700, page 740, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to John Perry Coleman and wife, Leslie Kim Coleman by deed from Cordie H. Byrd and wife, Jana W. Byrd of record in Instrument No. 20010911-0098616, dated 8/28/2001, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **5320 Cochran Drive, Nashville, Tennessee 37220**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 **27th** day of **August, 2007**:

John Perry Coleman

Leslie Kim Coleman

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 JOHN PERRY COLEMAN AND LESLIE KIM COLEMAN, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 27th day of August, 2007.

Notary Public

My Commission Expires: 9/29/2010

SHARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON