ADDRESS NEW OWNER:
Jerry L. Shrum
Joyce A. Shrum
~~1245 Loves Lane~~
~~Goodlettsville TN 37072~~ PO Box 468 Madison TN 37116

SEND TAX BILL TO:
New Owner

Davidson County DEEDWARR
Recvd: 09/10/07 10:28 2 pgs
Fees:13.00 Taxes:163.73
20070910-0108073

MAP & PARCEL NOS.:
43-10-0 B 096 CO

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Coordination Plus, LLC, a Tennessee limited liability company** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Jerry L. Shrum and Joyce A. Shrum, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Situated in Davidson County, Tennessee, being Unit No. E-96 on the Plan of Madison Park Condominiums, according to Master Deed of record in Book 5462, Page 614, as corrected by Book 5608, Page 551, and amended by Book 8014, Page 416, Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 5200, Page 179-182, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being a portion of the same property conveyed to Coordination Plus, LLC, a Tennessee limited liability company, by Warranty Deed dated July 10, 2007, from W.L. Goad and wife, Hilda F. Goad, and W.L. Goad and Hilda F. Goad, Trustees of the W.L. Goad and Hilda F. Goad Living Trust, of record in Instrument No. 20070712-0083154, Register's Office for Davidson County, Tennessee.

This is property with a common address of 555 N. Dupont Avenue, Unit E-96, Madison, TN 37115.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 5200, Pages 179-182, said Register's office and all matters therein; 3) Master Deed of record in Book 5462, Page 614 as corrected in Book 5608, Page 551, as amended in Book 8014, Page 416, said Register's Office; 4) By-Laws of record in Book 5462, Page 625 as amended in Book 10895, Page 319, said Register's Office; 5) Stormwater Detention Agreement of record in Book 6160, Page 607, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $44,250.00.

Affiant

Subscribed and sworn before me this 6th day of September, 2007.

My Commission Expires: 11-14-2009

Notary Public

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009

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

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

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

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **6th** day of **September, 2007.**

COORDINATION PLUS, LLC,
a Tennessee limited liability company

By: Virginia N. Pitts, CM

Virginia N. Pitts, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a notary public in and for said county and state, personally appeared VIRGINIA N. PITTS with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who upon oath acknowledged herself to be the CHIEF MANAGER of COORDINATION PLUS, LLC, the within named bargainor, a limited liability company, and that she as such CHIEF MANAGER, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as CHIEF MANAGER.

Witness my hand and official seal at office, this 6th day of September 2007.

Notary Public
My Commission Expires: 11-14-2009

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009

File No. 0709-127.WD