ADDRESS NEW OWNER and
SEND TAX BILLS:
ROBERT J. WINGO, JR.
1329 Cheshire Drive
Nashville, TN 37207

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

Davidson County DEEDWARR
Recvd: 10/16/07 09:33 2 pgs
Fees:13.00 Taxes:107.30
20071016-0122371

MAP PARCEL NUMBER:
25 - 021

NO TITLE SEARCH

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWENTY NINE THOUSAND DOLLARS ($29,000.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, ALMA ROULENE COLEMAN, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to ROBERT J. WINGO, JR., hereinafter called GRANTEE, his heirs, successors and assigns forever, her one-half (1/2) undivided interest in the following described property, to wit:

Being a tract of land lying in Davidson County, Tennessee, and being Lot 1-Stephens Property Subdivision and being bounded on the west by Lot 2-Stephens Property Subdivision; on the North by Hassell T. Farmer, Etux, on the East by Charles R. Ferrell, II and Peggy S. Ferrell; on the south by the centerline of Dry Creek Road and being more particularly described as follows:

Beginning at a point in the centerline of Dry Creek Road and being a corner common with Lot 2-Stephens Property Subdivision; thence, with Lot 2, North 05 degrees 00 minutes 00 seconds East, 224.24 feet to a point in the southern line of Hassell T. Farmer, Etux; thence, with Hassell T. Farmer, Etux, South 73 degrees 30 minutes 00 seconds East, 130.86 feet to a point in the western line of Charles R. Ferrell, II and Peggy S. Ferrell; thence, with Charles R. Ferrell, II and Peggy S. Ferrell, South 05 degrees 00 minutes 00 seconds West, 226.00 feet to a point in the centerline of Dry Creek Road; thence, with the centerline of Dry Creek Road, following a curve to the right, having a central angle of 09 degrees 51 minutes 21 seconds, a radius of 763.94 feet, a tangent of 65.87 feet, a chord distance of 131.25 feet, along an arc distance of 131.41 feet to the point of beginning, containing 0.67 acres, more or less.

Being the same property conveyed to Alma Roulene Coleman and Judy Diane Wingo, as tenants in common, by deed dated June 11, 1993 and recorded June 14, 1993 of record in Book 8980, Page 664, Register's Office for Davidson County, Tennessee.

Subject to all matters and restrictions of record.

This is property known as 331 Dry Creek Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEE that she is lawfully seized and possessed of said land (one-half interest) in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTOR further covenants and binds herself, her heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 12 day of October, 2007.

Alma Roulene Coleman
ALMA ROULENE COLEMAN

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned Notary Public of said county, ALMA ROULENE COLEMAN, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 12 day of October, 2007.

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

NOTARY PUBLIC

My Commission Expires:
10/24/09

STATE OF TENNESSEE

COUNTY OF Sumner

The actual consideration or value, whichever is greater for this transfer is $29,000.00.

AFFIANT

Subscribed to and sworn before me, this the 12 day of October, 2007.

NOTARY PUBLIC

My Commission Expires:
10/24/09

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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