This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 043-01-0
PARCEL: 121.00
GROUP:

New Owners Address
Heather Coakley
122 Sarver Avenue
Madison, TN 37115

Send Tax Bills to
Freedom Mortgage Corp.
907 Pleasant Valley Ave., Ste. 300
Mt. Laurel, NJ 08054

Davidson County DEEDWARR
Recvd: 02/29/08 11:30 2 pgs
Fees:13.00 Taxes:380.73
20080229-0020127

WARRANTY DEED

THIS INDENTURE, made this 27th day of February, 2008 between

Shane Lee, unmarried

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Heather J. Coakley, unmarried

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being lot a part of Lots A & B on the corrected map of the W.P. Ready subdivision of the E. H. Thornton tract of land, as of record in Book 332, Page 110, Register's Office for Davidson County, Tennessee, and more particularly described as follows: Beginning at an iron pin in the southerly margin of Sarver Avenue, formerly Madison Avenue, 360 feet from the southeast corner of Pierce Avenue and Sarver Avenue; thence south 1 deg. East for a distance of 200 feet; thence north 89 deg. East for a distance of 20 feet; thence north 1 deg. West for a distance of 25 feet; thence north 89 deg. East for a distance of 40 feet; thence north 1 deg. west for a distance of 175 feet; thence south 89 deg. west for a distance of 60 feet along the southerly margin of Sarver Avenue, to the point of beginning.

This being the same property conveyed to Shane Lee by Cash Deed for Tennessee dated 2/20/2007 from Secretary of Housing and Urban Development of Washington DC of record in Instrument Number 20070222-0021847, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2008 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Shane Lee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shane Lee the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 27 day of February, 2008.

Notary Public

My Commission Expires: 11/15/2010

BRIAN E. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $102,900.00.

Affiant

Sworn to and subscribed before me, this 27 day of February, 2008.

Notary Public

My Commission Expires: 11/15/2010

BRIAN E. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY