THIS INSTRUMENT PREPARED BY:
Natchez Title & Escrow, LLC
717 Old Hickory Boulevard, Suite A
Brentwood, TN 37027

SEND TAX BILLS TO:
Churchill Mortgage Corporation
761 Old Hickory Boulevard, Suite 400
Brentwood, TN 37027

MAP PARCEL NUMBERS
Map & Parcel #-142-08-0-B-097.00-co

Davidson County DEEDWARR
Recvd: 04/03/08 10:51 2 pgs
Fees:13.00 Taxes:632.33
20080403-0033725

WARRANTY DEED

THIS INDENTURE, made and entered into this 28th day of March, **2008**, by and between **Linda Dickerson**, unmarried, party of the first part, and **Kathryn Spain**, unmarried, party of the second part,

WITNESSETH: That for and in consideration of **$170,900.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 97, on the Plan of CORONADO CONDOMINIUMS, Phase IV, of record in Plat Book 5200, page 217, said Register's Office for Davidson County, Tennessee, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Linda Dickerson, unmarried from Eric W. Cameron, married, Brandi Cameron, wife of Eric Cameron by deed dated 03/31/05 and recorded 04/12/05, of record in Instrument No. 20050412-0040314, Register's Office for Davidson County, Tennessee.

This is improved property known as 310 Chimney Hill, Nashville, TN 37221.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); All matters appearing of record on the Plat of record in Book/Instrument No. 5200, page 217; By-Laws of record in Book/Instrument No. 4901, page 702; Master Deed of record in Book/Instrument No. 4901, page 679, Book 5522, page 675, Book 5869, page 269; Charter of Coronada Condominiums HOA of record in Book/Instrument No. 4902, page 938, Book 6132, page 118 and Book 7697, page 733; and any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Linda Dickerson

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Linda Dickerson, unmarried,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 28th day of March, **2008.**

My commission expires 3-7-11

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$170,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 28th day of March, **2008**.

NOTARY PUBLIC

My commission expires: 3-7-11

PROPERTY ADDRESS:
310 Chimney Hill
Nashville, TN 37221

Name and address of new owner:
Kathryn Spain
310 Chimney Hill
Nashville, TN 37221