NEW OWNER:
JOE D. COLEMAN and
MARY Z. COLEMAN
4504 GRAYCROFT AVE.
NASHVILLE, TN 37216

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 08-0431

Map 061
Group 02-0
Parcel 164.00

Space for Recorder's stamp

Davidson County DEEDWARR
Recvd: 04/23/08 15:05 3 pgs
Fees:18.00 Taxes:103.60
20080423-0041657

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Twenty-Eight Thousand and 00/100 Dollars ($28,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JERE MAC TAYLOR, unmarried,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **JOE D. COLEMAN and wife, MARY Z. COLEMAN, tenants by the entireties,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Being Lot No. 1 on the Plan of the Resubdivision of Lot No. 259 on the Plan of Gra-Mar Acres, Section 6, of record in Plat Book 8250, Page 475, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jere Mac Taylor and wife, Elsie Ward Taylor, by deed from John M. Davis and wife, Linda M. Davis, dated September 12, 1995, and of record in Record Book 9798, Page 474, Register's Office for Davidson County, Tennessee.

Elsie Ward Taylor is deceased.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS UNIMPROVED PROPERTY more commonly known as JOYCE LANE T-1, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 8250, Page 475, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 11th day of April, 2008.

Jere Mac Taylor

JERE MAC TAYLOR

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JERE MAC TAYLOR, unmarried**, 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 11th day of April, 2008.

NOTARY PUBLIC

My commission expires: 5/11/09

TODD A. TRESSLER II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$28,000.00** .

Kathy Sullivan
AFFIANT

Sworn to and subscribed to before me this 11th day of April, 2008.

Debbie A. Serbin
NOTARY PUBLIC

My commission expires: 2-14-09

