Davidson County DEEDWARR
Recvd: 08/12/08 15:50 3 pgs
Fees:18.00 Taxes:439.56
20080812-0083051

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Linda D. Coakley
4105 Boyd Drive
Nashville, TN 37218

SEND TAX BILL:

Volunteer Trust Mortgage
301 S. Perimeter Park Dr.
Suite 125
Nashville, TN 37211

MORTGAGEE:
Volunteer Trust Mortgage
301 S. Perimeter Park Dr., Ste. 125
Nashville, TN 37211

MAP AND PARCEL:
05909014700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Ricky A. Raines and wife, Mindy W. Raines**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Linda D. Coakley** ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 251 on the Plan of Section 5, Haynes Estates, of record in Book 4300, page 70, said Register' s Office, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Ricky A. Raines and Mindy W. Raines by deed from Secretary of Veterans Affairs, Washington, DC of record in Instrument 200707090081443, said Regsiter's Office, dated June 21, 2007. And being the same property conveyed to Secretary of Veterans Affairs, an Officer of the United States of America by Successor Trustee's Deed from Philip M. Kleinsmith, Trustee of record in Instrument 200607120083842, said Register's Office, dated June 29, 2006.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.
>
> This is improved property known as 4105 Boyd Drive, Nashville, TN 37218.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the

singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 8th day of August, 2008.

Ricky A. Raines

Mindy W. Raines

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Ricky A. Raines and Mindy W. Raines, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 8th day of August, 2008.

Notary Public

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $118,800.00.

AFFIANT

Subscribed and sworn to before me this 8th day of August, 2008.

NOTARY PUBLIC

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

I, Andrew B. Gibson, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Andrew B. Gibson, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 11/22/08

Notary's Seal

ELAINE PHELPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008