Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 08/26/08 09:54 2 pgs
Fees:13.00 Taxes:85.10
20080826-0087502

06-0808-73181

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $23,000.00

Affiant

Subscribed and sworn to before me, this 19th day of August, 2008.

Notary Public
My commission expires: 05/03/2010

JENIFER L. WISE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Benjamin Coman 323 Forest Park Road, Unit 1-8 Madison TN 37115	Ben Coman PO Box 303 Madison, TN 37115	043-13-0A-008.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Evelyn D. Gaines, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Benjamin Coman and wife, Diana Coman, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 1-8, on the Plan of Robin Hood Condominium Apartments, of record in Plat Book 5200, Page 124, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Evelyn D. Gaines by deed from Laura Skaletsky and husband, Michael Skaletsky, dated June 25, 1987, recorded June 30, 1987, of record in Book 7282, Page 768, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 323 Forest Park Road, Unit 1-8, Madison, TN 37115

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand this 19th day of August, 2008.

Evelyn D. Gaines

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Evelyn D. Gaines and , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 19th day of August, 2008.

JENIFER L. WISE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Notary Public

My Commission expires: 05/03/2010