(2) (2)

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***159,000.00.

Affiant

Subscribed and sworn to before me this 9th day of December 2008.

Notary Public

My Commission Expires: 9-30-09

Davidson County DEEDWARR
Recvd: 12/29/08 11:13 2 pgs
Fees:13.00 Taxes:588.30
20081229-0122810

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

ADDRESS OF NEW OWNER

Erin E. Coley
5145 English Village Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO

REGIONS MORTGAGE
2050 Parkway Office Circle
Birmingham, AL 35244

MAP & PARCEL NOS.

MAP 161-10-0B
PARCEL 048.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Nine Thousand and 00/100 Dollars ($***159,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, we, Courtney Coleman-Woodard, married, Tia L. Coleman and husband, Jerry W. Coleman, as joint tenants with right of survivorship, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Erin E. Coley, unmarried, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 239 on the Plan of Villages of Brentwood, Revision of Lots 230 thru 240, Phase Six, of record in Book 7900, Page 1, (Plat Book 6900, page 316, was erroneously referenced in previous deed) in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Cortni (correctly spelled "Courtney") Coleman, unmarried, and Tia L. Coleman et vir Jerry W. Coleman, as joint tenants with right of survivorship, from Judy Carole Dunlap, unmarried, by Warranty Deed dated August 20, 2004 of record as Instrument No. 20050103-0000750, in the Register's Office for Davidson County, Tennessee.

Jared Woodard, spouse of Courtney Coleman-Woodard, joins in this conveyance in order to convey any interest that he may have in the subject property, particularly any marital interest. Courtney Coleman-Woodard and Courtney Coleman is one and the same person.

This is improved property known as 5145 English Village Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, and have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the year 2009, and all future years. The current year taxes having been paid at closing and prorated between the parties herein.

2. Matters, if any, shown on the Plan of Villages of Brentwood, Revision of Lots 230 thru 240, Phase Six, of record in Book 7900, Page 1, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and/or easements, if any, contained in former instruments of record pertaining to the subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 9th day of December 2008.

Courtney Coleman-Woodard
Courtney Coleman-Woodard

Tia L Coleman
Tia L. Coleman

By: _____
Jared Woodard, Attorney in Fact

_____
Jared Woodard

_____
Jerry W. Coleman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jared Woodard, Tia L. Coleman and Jerry W. Coleman, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 9th day of December 2008.

_____
Notary Public

My Commission Expires: 9.30.09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Jared Woodard, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Courtney Coleman-Woodard and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Courtney Coleman-Woodard.

WITNESS my hand and official seal this 9th day of December, 2008.

_____
Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 9.30.09