(1)

Mail to:
MID-STATE TITLE & ESCROW, INC.
128 HOLIDAY COURT
SUITE 125
FRANKLIN, TN 37067
(615) 790-3156

KENDRA SAVAGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Jackie Kemp
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF DECEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 6-19-12

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID J. LAKEY, ET UX	Same as New Owner	072-04-0-307.00
(NAME) P.O. Box 160728	(NAME)	Davidson County DEEDWARR Recvd: 01/07/09 14:13 2 pgs Fees:13.00 Taxes:462.50
(ADDRESS) Nashville TN 37216	(ADDRESS)	20090107-0001726
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, COORDINATION PLUS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID J. LAKEY AND WIFE, SARAH B. LAKEY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 part of Lot No. 3 and part of Lot No. 4, Block "D", Country Club Estates, as of record in Book 843, page 95, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of McGavock Pike or Avenue, at the corner of Lots Nos. 3 and 4; thence westerly through Lot No. 3, 152.8 feet to a point in the east line of Lot No. 33, which is 62 feet north of the corner of Lots Nos. 2 and 3; thence with the line between Lots Nos. 3 and 33, northerly 47 feet to a point at the corner of Lots Nos. 3 and 4, in the east line of Lot No. 33; thence easterly 79.5 feet to the southwesterly margin of McAlpine Avenue; thence with the margin of same, southeasterly 105 feet to the margin of McGavock Avenue or Pike; thence with the margin of the same southerly, around a slight curve, 104 feet to the beginning.

Being the same property conveyed to Coordination Plus, LLC, a Tennessee Limited Liability Company, from Joseph E. Eppstein IV and wife, Gina Eppstein by deed dated July 1, 2004 of record in Instrument No. 20040820-0100717 and re-recorded in Instrument No. 20041130-0141784, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Book 843, page 95, Water Line Easement of record in Book 1065, page 587, and Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4191, page 469 and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as 1911 MCGAVOCK PIKE, NASHVILLE, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for that certain Deed of Trust referenced herein; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 26th day of December, 2008.

COORDINATION PLUS, LLC

Virginia N. Pitts

By: **Virginia N. Pitts, Chief Manager**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Virginia N. Pitts,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Chief Manager of Coordination Plus, LLC, the within-named bargainor, a Tennessee Limited Liability Company and that she as such Chief Manager, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of Coordination Plus, LLC, by herself as such Chief Manager.

Witness my hand and official seal at Nashville, Tennessee this 26th day of **DECEMBER, 2008.**

My Commission expires: AUGUST 23, 2011

Deborah J. Cohen
Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN