ADDRESS NEW OWNER:
Beverly M. Coffey

1016 Mansfield Street
Nashville, TN 37206

SEND TAX BILL TO:

New Owner

Davidson County DEEDWARR
Recvd: 02/11/09 10:26 2 pgs
Fees:13.00 Taxes:980.50
20090211-0011834

MAP & PARCEL NOS.:
08305016800

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Carrie G. Woolpert, an unmarried woman** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Beverly M. Coffey, ~~an unmarried~~ a married woman** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, described as follows, to-wit:

Being the easterly 66 feet of Lot N. 4 on the Plan of O'Donnell's Subdivision of 3 acres, as of record in Plan Book No. 2, Page 37, Chancery Court at Nashville.

Said easterly 66 feet of Lot No. 4 fronts 66 feet on the southerly side of Mansfield Avenue, formerly McFerrin Avenue, and runs back between parallel lines 187.61 feet on the east line and 187 feet, more or less on the west line, to an alley.

Being the same property conveyed to Carrie G. Woolpert, unmarried, from James O. Grimes and wife, Betty A. Grimes, by Warranty Deed recorded January 10, 2006, in Instrument No. 20060110-0003505, said Register's Office.

This is property with a common address of 1016 Mansfield Street, Nashville, TN 37206.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 2, Page 37, Chancery Court at Nashville and all matters therein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $265,000.00.

Affiant

Subscribed and sworn before me this 4th day of February, 2009.

My Commission Expires: 11-14-2009

Notary Public

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **4th** day of **February, 2009**.

Carrie G. Woolpert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Carrie G. Woolpert, an unmarried woman** , with whom I am personally acquainted, or who 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 at office this **4th** day of **February, 2009**.

Notary Public
My Commission Expires: 11-14-2009

File No. 0902-035

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009