Send Tax Statements To:
New Owner
275 Robert Rose Dr.
Murfreesboro, TN 37129

Name and Address of New Owner:
Ole South Properties, Inc.
1755 Red Jacket Drive
Antioch, TN 37013

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
279 Robert Rose Drive, Suite B
Murfreesboro, TN 37129

Return To:
TRI STAR TITLE & ESCROW, LLC
279 ROBERT ROSE DRIVE, STE B
MURFREESBORO, TN 37129

Map and Parcel: 173-05-0A-172.00 CO

Davidson County DEEDWARR
Recvd: 02/27/09 08:30 2 pgs
Fees:13.00 Taxes:473.60
20090227-0017143

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **BRIAN J. COLEMAN and KELLI D. COLEMAN, husband and wife,** has this day bargained and sold and does hereby transfer and convey unto, **OLE SOUTH PROPERTIES, INC., a Tennessee Corporation**, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County of the State of Tennessee, being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 172 (One Hundred Seventy Two) on the Plan of Barnes Crossing, Planned Unit Development, as shown by Master Deed of record in Instrument Number 20050721-0084791 and amended of record in Instrument Number 20051114-0136938 and further amended in Instrument Number 20071227-0147998, of said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Brian J. Coleman and Kelli D. Coleman, husband and wife, by deed from Ole South Properties, Inc., a Tennessee Corporation, dated June 28, 2006, appearing of record in Instrument Number 20060706-0080592, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Master Deed and By-Laws of record in Instrument Number 20050721-0084791, in Instrument Number 20050805-0092480, and in Instrument Number 20051114-0136938 and further amended in Instrument Number 20071227-0147998; Easement to Metro of record in Instrument Number 20050721-0084791 and in Instrument Number 20050811-0095171; Charter of Homeowners Association included of record in Master Deed as Exhibit B; Planned Unit Development Boundary of record in Instrument Number 20050128-0010427; all matter shown on said Master Deed of record in Instrument Number 20050721-0084791 and amended of record in Instrument Number 20051114-0136938; all of said Register's Office.

This conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said, **OLE SOUTH PROPERTIES, INC., a Tennessee Corporation,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is

unencumbered, except for the lien of the 2009 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 25th day of February, 2009.

Brian J. Coleman **Kelli D. Coleman**

RHONDA D. DAVIS NOTARY PUBLIC My Comm. Expires June 21, 2009 AT LARGE RUTHERFORD COUNTY, TN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Brian J. Coleman and Kelli D. Coleman, husband and wife,** the bargainers(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Davidson County, Tennessee, this the 25th day of February, 2009.

NOTARY PUBLIC

My Commission Expires: 6-21-09

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

A F F I D A V I T

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $128,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me, this the 25th day of February, 2009.

RHONDA D. DAVIS NOTARY PUBLIC My Comm. Expires June 21, 2009 AT LARGE RUTHERFORD COUNTY, TN

NOTARY PUBLIC
My Commission Expires: 6-21-09