PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
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Davidson County DEEDWARR
Recvd: 02/27/09 15:21 2 pgs
Fees:13.00 Taxes:370.78
20090227-0017534

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref:(GJ) Title No: 49784
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Coordination Plus, LLC P. O. Box 160591 Nashville, Tennessee 37216	SAME

TAX MAP-PARCEL NUMBERS: 04215000700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$100,210.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anthony B. Davidson and spouse, Stephanie N. Davidson,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Coordination Plus, LLC** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Tract One: Land in the 11th Civil District of Davidson County, Tennessee, as shown as part of an unnumbered tract on the unrecorded map of Marthonna and described as follows:

Beginning at a point in the east margin of Graycroft Avenue at the northwest corner of the property conveyed to Elsie O. Dunn, by deed from Cumberland Development Company, of record in Book 1970, page 585, Register's Office for said County, said point being 1,129.2 feet south of Old Hickory Boulevard; thence with said Dunn's north line South 87° 20' East 268.8 feet to the west line of Block "C" on said Plan, being at the common corner of Lots 56 and 57; thence along the west line of said block northerly 100 feet to the corner of Lots 52 and 53 on said Plan; thence North 87° 20' West 268 feet to the east margin of Graycroft Avenue; thence with the margin of the same; southerly 100 feet to the point of beginning.

Tract Two: Being part of an unnumbered tract known as part of Block "C" on the unrecorded Map of Marthonna Subdivision, and described according to a copy of survey by Harvey Gee, Surveyor, dated March 19, 1951, as follows:

Beginning at an iron pin in the easterly margin of Graycroft Road, as extended 950.5 feet south of the southwest corner of a tract conveyed to H. L. King and wife, by deed of record in Book 1847, page 205, Register's Office for said County; thence south 87° 20' East 268.8 feet to an iron pin at the common corner of Lots 56 and 57 of Block "C" of said Marthonna Plan; thence along the westerly or rear line of Lots 57 and 58 of said block, South 2° 53' West 50 feet to a point at the corner of Lots 58 and 59; thence North 87° 20' West 268.7 feet, more or less, to a point in the easterly margin of Graycroft Road; thence with the margin of said Road, North 2° 45' East 50 feet to the beginning.

Being the same property conveyed to Anthony B. Davidson and wife, Stephanie N. Davidson by Warranty Deed from Henry G. Cisneros, Secretary of Housing and Urban Development of Washington, D. C. dated March 21, 1994 and recorded on April 6, 1994 of record in Book 9304, page 183, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2009, and subsequent years; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, of record in Book 5631, page 275 and Book 5631, page 281, said Register's Office.

This is improved property, known as: 109 South Graycroft Avenue, Madison, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of February, 2009.

Anthony B. Davidson

Stephanie N. Davidson

State of TENNESSEE
County of DAVIDSON

On this 26th day of February, 2009 , before me the undersigned authority, personally appeared Anthony B. Davidson and Stephanie N. Davidson , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: **My Commissior Expires May 2, 2011**

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $100,210.00

Affiant

Sworn and subscribed before me this the 26th day of February, 2009

Notary Public

My Commission Expires: 3/20/2010

DEBORAH N. BERRIE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

Wldoc: Deed Wty—12/92