PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Davidson County DEEDWARR
Recvd: 03/02/09 14:48 2 pgs
Fees:13.00 Taxes:2349.50
20090302-0018366

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref:(DM) Title No: 49757
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
David A. Anderson 140 Alton Road Nashville, Tennessee 37205	new owner

TAX MAP-PARCEL NUMBERS: 13009002800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$635,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gregory R. Coleman and spouse, May Caldwell Coleman**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **David A. Anderson, unmarried,** 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:**

LAND in Davidson County, Tennessee, being Lot No. 7 of Block C on the Plan of 2nd Revised Plan Highlands of Belle Meade No. 2, Blocks A, B, C and D of record in Book 1130, Page 62, Register's Office for said County.

SAID Lot No. 7 of Block C fronts 125.0 feet on the northerly margin of Alton Road and extends back 162.85 feet on the westerly line and 162.17 feet on the easterly line to a dead line in the rear, measuring 125.0 feet thereon.

BEING the same property conveyed to Gregory R. Coleman and wife, May Caldwell Coleman by Warranty Deed from Howard H. Lamar, III and wife, Elizabeth B. Lamar dated March 12, 2001 and recorded on March 12, 2001 in Document No. 20010312-0023410, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2009, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1130, Page 62, said Register's Office, which Plan shows a 50 foot minimum building setback line from Alton Road and a 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as: 140 Alton Road, Nashville, Tennessee 37205.

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 27th day of February, 2009.

Gregory R. Coleman

May Caldwell Coleman

State of TENNESSEE
County of DAVIDSON

On this 27th day of February, 2009 , before me the undersigned authority, personally appeared Gregory R. Coleman and May Caldwell Coleman , to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission 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 $635,000.00.

Affiant

Sworn and subscribed before me this the 27th day of February, 2009.

Notary Public

My Commission Expires: _____

My Commission Expires April 17, 2010 JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY