WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: Deborah K. Cole 1305 McChesney Avenue Nashville, Tennessee 37216	SEND TAX BILLS TO: SAME	MAP-PARCEL NUMBERS: 03410006700

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

KIMBERLY STAGGS, as Trustee of the 344 Dinwiddie Drive Land Trust, with full authority to sell and convey

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

DEBORAH K. COLE

HEREINAFTER called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, being Lot No. 40 on the plan of Stanley Heights, of record in Plat Book 3300, Page 74, and as amended in Book 3986, Page 917, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kimberly Staggs, as Trustee of the 344 Dinwiddie Drive Land Trust, by warranty deed from Richard Rankin, aka Richard Dean Rankin Sells of record in Instrument No. 20090918-0087105 in the Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Book 3405, Page 286 and Book 3986, Page 914; and all matters shown on plat of record in Book 3300, Page 74, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 344 Dinwiddie Drive, 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, his heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 22nd day of October, 2009.

BILL GARRETT, Davidson County
Trans:T20090073117 DEEDWARR
Recvd: 10/28/09 08:54 2 pgs
Fees:13.00 Taxes:192.40

20091028-0099333

Kimberly Staggs as trustee

KIMBERLY STAGGS, as Trustee
Of the 344 Dinwiddie Drive Land Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **KIMBERLY STAGGS, as Trustee, with the full authority to sell and convey,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 22nd day of October, 2009.

NOTARY PUBLIC
My Commission Expires:

SARAH GRUENWALD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $52,000.00.

AFFIANT

Sworn to and subscribed to before me this 22nd day of October, 2009.

NOTARY PUBLIC
My Commission Expires:

SARAH GRUENWALD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011