BILL GARRETT, Davidson County
Trans:T20100005544 DEEDWARR
Recvd: 01/28/10 11:23 2 pgs
Fees:13.00 Taxes:129.50
20100128-0007168

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 25th day of January, 2010, by and between Tracy Dione Coleman, Trustee of The DOT Trust, party of the first part, and Mark Ervin, DBA Belle Properties party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Map showing the subdivision of Lots Nos. 3-6, etc. of certain lots in Clifton Plan of record in Book 161, page 80, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 46.9 feet on the westerly side of 42nd Avenue North and runs back 150 feet on the westerly side 42nd Avenue North and runs back 150 feet on the northerly line and 151 feet on the southerly line to an alley in the rear on which it measures 29 feet.

Being all or part of the same property conveyed to Tracy Dione Coleman, Trustee, by virtue of that certain Warranty Deed dated March 10, 2009, at Instrument No. 20090312-0022413 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2010 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Tracy Dione Coleman, Trustee

Tracy Dione Coleman, Trustee of the DOT Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Tracy Dione Coleman, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of January, 2010.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Mark Ervin DBA Belle Properties 179 Belle Forest Circle Nashville, TN 37221
Tax Parcel No	09180026400
Property Address:	925 42nd Avenue North Nashville, TN 37209
MAIL TAX BILLS TO:	Mark Ervin DBA Belle Properties 179 Belle Forest Circle Nashville, TN 37221

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $35,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 25th day of January, 2010.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY