Record Return:

SMITH • SHOLAR • ASSOCIATES • PLLC
846 Conference Drive, Ste. 4
Goodlettsville, TN 37072

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 22nd day of February, 2010 by and between **United States of America,** party of the first part, and **Benjamin Coman and Violica Coman, husband and wife** party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, Tennessee:

Apartment Unit No. 2-4, of Robin Hood Condiminums created under Title 64, Sections 2701, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed which was executed by Central Tennessee Investment Company, Inc. of record in Book 5388, Page 524, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Robin Hood Condominium Apartments, of record in Book 5200, Page 124, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.

Being the same property forfeited to party of the first part by Decree of Forfeiture of record at Instrument No. 20090805-0073422, in the Register's Office of **Davidson**, County, Tennessee pursuant to 21 U.S.C. § 881.

Grantor covenants to specially warrant the title to the property hereby conveyed against any claim or action arising from the federal case styled "United States of America v. Real Properties and Premises known as 323 Forest Park Drive, Unit 2-4, Madison, Davidson County, Tennessee, and 808 North Fifth Street, Nashville, Davidson County, Tennessee with All Appurtenances and Improvements Thereon ", Civil No. 3:06-1156, decided in the United States District Court for the Middle District of Tennessee Nashville Division, the Decree of Forfeiture having been recorded at Instrument No. 20090805-0073422, in the Register's Office of Davidson County, Tennessee.

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

And the said party of the first part does hereby covenant with the said part of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, except for Subdivision Restrictions, Building Lines and Easements and other matters of record, including in Plat Book 5200, Page 124; Easements of record in Book 3436, Page 486; Master Deed of record in Book 5388, Page 524 supplemented in Book 6569, Page 149 amended in Book 11399, Page 660 and Charter of record in Book 5383, Page 314, in the Register's Office of **Davidson** County, Tennessee; and year 2010 property taxes not yet due and payable; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

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

BILL GARRETT, Davidson County
Trans:T20100012276 DEEDWARRSP
Recvd: 03/02/10 12:53 2 pgs
Fees:13.00 Taxes:146.16
20100302-0015913

WITNESS the signature of the said party of the first part pursuant to 28 USC 566 the day and year first above written.

United States of America
By: United States Marshal's Service

By: _____
Printed Name: Jennifer Crane
Title: Real Property Team Lead

STATE OF Virginia
COUNTY OF Prince William

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Jennifer L. Crane, (or proved to me on the basis of satisfactory evidence), who acknowledged herself to be the RP Team Lead of **The United States Marshal's Service,** which caused this instrument to be executed on behalf of **The United States of America** ,the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained as the free act and deed of **The United States Marshal's Service on behalf of The United States of America.**

WITNESS my hand, at office, this 22nd day of February, 2010.

Jerokesha S. Purce
Notary Public

Commission Expiration: 11/30/2013

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
File #FF17526

Property Address:
323 Forest Park, Unit 2-4
Nashville, TN 37115

TAX PARCEL ID NUMBER: 043130A02800CO

PROPERTY OWNER & PROPERTY ADDRESS/ MAIL TAX BILLS TO:
Ben Coman
949 Mallow Drive.
Madison TN 37115

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 OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS $39,502.99, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

Benjamin Coman
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME THIS 25 DAY OF Feb, 2010.

D. TODD SHEA
NOTARY PUBLIC

COMMISSION EXPIRATION: 9/10/12

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