PREPARED BY:
KRISTIN C. PARKER
ATTORNEY AT LAW
COLUMBIA, TENN.

(1)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **William H. Lightfoot and wife, Trudi P. Lightfoot**, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Bob Coon,** a single person, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> Land in Davidson County, Tennessee, being Unit No. M-7 of the Villager Condominiums, as of record in Plat Book 5200, Page 154, as revised in Plat Book 5200, Page 201, and as established by Master Deed of record in Book 5434, Page 665, as corrected in Book 5487, Page 967, all in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property and legal description conveyed to William H. Lightfoot and wife, Trudi P. Lightfoot by deed of record in Book 11163, Page 21, Register's Office of Davidson County, Tennessee.
>
> Map & Parcel: 117 03 OB 197.00

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that they are lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by SECOND PARTY; rules and regulations of Villager Condominiums of record in Instrument Number 20090616-0055824, Register's Office of Davidson County, Tennessee; and applicable utility and drainage easements, building setback lines and other matters as shown on recorded plats.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 1st day of April, 2010.

BILL GARRETT, Davidson County
Trans:T20100020093 DEEDWARR
Recvd: 04/06/10 13:57 2 pgs
Fees:13.00 Taxes:333.00
20100406-0025724

X _____
William H. Lightfoot

X Trudi P. Lightfoot
Trudi P. Lightfoot

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, William H. Lightfoot and wife, Trudi Lightfoot, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of April, 2010.

Notary Public

My commission expires:
2/22/11

STATE OF TENNESSEE – COUNTY OF MAURY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $90,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of April, 2010.

Notary Public

My commission expires:
2/22/11

NEW PROPERTY OWNERS:
Bob Coon
~~2601 Hillsboro Pike, Unit No. M-7~~
~~Nashville, Tennessee 37212~~
204 Sequoyah Trail
Hendersonville, TN 37075

PERSON(S) RESPONSIBLE FOR TAXES:
Same

G:\Leslie\Deeds\2010\3.29.10 Lightfoot to Coon.doc