This Instrument Prepared By:
Harpeth Title, LLC
109 Westpark Drive, Suite 150
Brentwood. TN 37027

return to:
Rudy Title & Escrow, LLC
2012 21st Ave. S.
Nashville, TN 37212

BILL GARRETT, Davidson County
Trans:T20100033233 DEEDWARR
Recvd: 06/02/10 11:36 2 pgs
Fees:13.00 Taxes:817.33
20100602-0042388

Send Tax Bills To:
FIRST COMMUNITY MORTGAGE, INC.
275 ROBERT ROSE DRIVE
MURFREESBORO, TN 37129

New Owner is:
Michael W. Hulsey
1248 McGavock Pike
Nashville, TN 37216

MAP: 072-07-0

PARCEL: 205.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Ken Coomer and Sarah Coomer**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Michael W. Hulsey and Alexa B. Hulsey, and Edward L. Bradley, a married man as** TENANTS IN COMMON WITH** WIFE, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **1248 McGavock Pike, Nashville, TN 37216**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

A certain tract or parcel of land in the 11th, formerly the 18th, Civil District of Davidson County, Tennessee, described as follows, to-wit:

Being a lot fronting 70 feet on the southerly side of Maxey Lane, and described as follows: Beginning at a point in the southerly margin of said Maxey Lane, at R. L. Walker's northeast corner; thence southerly and with the easterly line of the said R. L. Walker, and being the westerly line of the lot herein conveyed 230 feet to a steel post; thence easterly 65 feet to a stone; thence northerly 242 feet to the southerly margin of said Maxey Lane; thence westerly and with the southerly margin of the said Maxey Lane, 70 feet to the place of beginning.

Being the same property conveyed to Ken Coomer, unmarried, by Warranty Deed from Kathy Miller, the only Heir-at-law of the Estate of Nyta Marie Miller, Deceased, dated 4/20/00 and recorded 4/24/00 in Instrument Number 20000424-0040224, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

** RIGHT OF SURVIVORSHIP

KC SC
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 26th day of May, 2010.

GRANTOR(S):

KEN COOMER

SARAH COOMER

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Ken Coomer and Sarah Coomer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 26th day of May, 2010.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$220,900.00**.

AFFIANT

SWORN TO and subscribed before me this 26th day of May, 2010.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My commission expires: 01/07/2013