This Instrument Prepared By:
Marshall L. Hix, Esquire
HIX & GRAY, PLC
315 Deaderick Street
Suite 1230
Nashville, Tennessee 37238

BILL GARRETT, Davidson County
Trans:T20100036866 DEEDWARR
Recvd: 06/17/10 10:26 2 pgs
Fees:13.00 Taxes:259.00
20100617-0047110

Address New Owner	Send Tax Bills To:	Map & Parcel Nos.:
Jefferson R. Coker 1903 Partridge Drive Mt. Juliet, TN 37122	**SAME AS NEW OWNER**	**Map** 53-06-A **Parcel No.** 188.00 CO

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Robert J. Sholtes** (herein referred to as "Grantor"), has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Jefferson R. Coker and wife, Myrtle A. Coker** (herein referred to as "Grantee"), their successors and assigns, forever in fee simple, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 188 on the plan of Phase 2 Waterford, of record in Book 7900, pages 412 & 413, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert J. Sholtes, by deed dated June 17, 1994 from W. L. Bainbridge, Inc., A Tennessee Corporation, of record in Book 9403, page 905, Register's Office for Davidson County, Tennessee.

This is improved property known as 1772 Merritt Street, Old Hickory, TN 37138.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, their successors and assigns, in fee simple, forever.

Grantor covenants with the Grantee that he is lawfully seized and possessed of said property, that he has a good and lawful right to sell and convey the same, and that the property is free from any lien or encumbrance whatsoever, except for applicable subdivision plans, zoning and building regulations, all visible easements, restrictions and limitations of record, and 2010 real estate taxes, which are prorated.

Grantor further covenants with the Grantee and binds himself, his heirs and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, their successors and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS as of the 16th day of June, 2010.

GRANTOR:

Robert J. Sholtes by Karen Gibson
Robert J. Sholtes
attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $70,000.00.

Affiant R Coker
AFFIANT

Subscribed and sworn to before me, 16th day of June, 2010.

NOTARY PUBLIC

MARSHALL L. HIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 3, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Karen L. Gibson, with whom I am personally acquainted or who proved to me based upon satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of Robert J. Sholtes, the maker (or a constituent of the maker) and is authorized by Robert J. Sholtes, the maker (or by their constituent, the constituent being authorized by the maker), to execute this instrument on behalf of Robert J. Sholtes, the maker.

Witness my hand and official seal, this the 16th day of June, 2010.

Notary Public

My Commission Expires:

9-3-2012

MARSHALL L. HIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 3, 2012