BILL GARRETT, Davidson County
Trans:T20110012352 DEEDWARR
Recvd: 03/01/11 14:21 2 pgs
Fees:13.00 Taxes:136.90
20110301-0016493

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February, 2011.

Notary Public
MY COMMISSION EXPIRES: 9/2/14
File No. G11-1945D

TRUDY MILLIKEN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Benjamin Coman and Violica Coman, husband and wife (NAME)	(NAME) 949 Mallow Drive	43-13-A-82
323 Forest Park Road, #7-2 (STREET ADDRESS)	(STREET ADDRESS) Madison TN 37115	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **John C. Fouche and Ruth C. Fouche, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Benjamin Coman and Violica Coman, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 7-2, on the plan of Robin Hood Condominium Apartments, according to the Master Deed and By-Laws of record in Book 5388, page 524, Book 5388, page 554, Book 6569, page 149 and Book 11399, page 660, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit as set forth in said Master Deed, and more particularly described in Plat Book 5200, page 124, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to John C. Fouche and Ruth C. Fouche, husband and wife from Carl T. Brake, unmarried, by Deed dated August 20, 2004, as Instrument No. 20040824010966, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2010 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Ruth C. Fouche is signed by her duly appointed Attorney-in-fact John Calvin Fouche, Jr., pursuant to the Power of Attorney recorded in Instrument # 20110301-0016492 said Register's Office.

This is improved property, known as 323 Forest Park Road, #7-2, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and

assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 25th day of February, 2011.

John C. Fouche — February 25, 2011
Date

RUTH C. FOUCHE

By: John Calvin Fouche, ATTORNEY IN FACT — February 25, 2011
John Calvin Fouche, Jr., Attorney-in-Fact — Date

STATE OF Tennessee

COUNTY OF Blount }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named John C. Fouche , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 25th day of February, 2011.

My Commission Expires: 03-07-2011

Notary Public

BRENDA TALLENT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF BLOUNT

STATE OF Tennessee

COUNTY OF Blount }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named John Calvin Fouche, Jr., Attorney-in-Fact for Ruth C. Fouche, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of February, 2011.

My Commission Expires: 03-07-2011

Notary Public

BRENDA TALLENT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF BLOUNT

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066