Prepared by:
Amy Cross Nance
Attorney at Law
7065 Moore's Lane
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $98,000.00

Affiant

Subscribed and sworn to before me, this 11 day of July, 2001.

Notary Public
My commission expires: 04/20/03

Davidson County DEEDWARR
Recvd: 07/16/01 14:23 2pgs
Fees:13.00 Taxes:362.60

20010716-0075286

Address of New Owner:	Send Tax Bills to:	Tax Information
Joe E. Costa	GB & T Mortgage	19-119/13-261 & 260.00
408 McIver Street	1321 Murfreesboro Rd, Suite 701	
Nashville TN 37211-0000	Nashville, TN 37217	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Thomas H. Koger an unmarried person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Joe E. Costa and wife Sandra A. Costa hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Lots No. 11 and 12 on the Map of Patterson's Subdivision of Maple Hill, as of record in Book 332, Page 75, Register's Office for Davidson County, Tennessee.

Said Lots adjoin and front together 100 feet on the north side of McIver street, run back between parallel lines 155 feet to a dead line.

Being the same property conveyed to Thomas H. Koger and wife, Vassie B. Koger, by deed from Bobbie W. Pennington and wife, Margaret Jean Pennington, of record in Book 3136, Page 239, said Register's office. Vassie B. Koger having since died and Thomas H. Koger is vested as the surviving tenant by the entireties.

This conveyance is made subject to the following: 1) 2001 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Patterson's Subdivision of Maple Hill of record in Book 332 Page 75, Register's Office for Davidson County, Tennessee

This property is improved property known as 408 McIver Street, Nashville, Tennessee 37211-0000

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever 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 hand this 11th day of July, 2001.

Thomas H. Koger

Thomas H. Koger

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee, this 11th day of July, 2001.

Notary Public

My Commission expires: 04/20/03

NOTARY PUBLIC AT LARGE