PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 11/05/01 17:29 2pgs
Fees:13.00 Taxes:1369.00
20011105-0121229

W & I Ref:(ST) Title No: 43024
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Debra R. Powell 1305 Tyne Blvd. Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 145-03-031

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$370,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charles R. Coats, Jr., married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Debra R. Powell** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Harpeth Acres Subdivision, Section Six of record in Book 2331, Page 85, Register's Office for said County.

Said Lot No. 1 fronts 151.78 feet on the southerly margin of Tyne Boulevard and extends back 475 feet on the easterly line and 481.3 feet on the westerly line to a dead line in the rear, measuring 80 feet thereon.

Being the same property conveyed to Charles R. Coats, Jr., by deed from Trustmark National Bank, a National Banking Association of record in Book 7534, Page 891, Register's Office for Davidson County, Tennessee.

Melinda Smith Coats, spouse of Charles R. Coats, Jr., joins in conveying any interest she might have in the subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2331 Page 85, said Register's Office, which Plan shows a 100 foot minimum building setback line from Tyne Boulevard and a 20 foot easement for public utility purposes along the rear line(s) and Drive serving subject property encroaches on the adjoining lot on the west side and the west side owners fence encroaches onto the property conveyed..

This is improved property, known as: 1305 Tyne, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this. 11/2/01

Charles R. Coats, Jr.

Melinda Smith Coats

State of TENNESSEE

County of DAVIDSON

On this 11/2/01, before me the undersigned authority, personally appeared Charles R. Coats, Jr. and Melinda Smith Coats, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____ Notary

State of TENNESSEE

County of DAVIDSON

My Commission Expires MAY 30, 2004

On this 11/2/01, before me the undersigned authority, personally appeared Melinda Smith Coats, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of TENNESSEE

County of DAVIDSON

My Commission Expires MAY 30, 2004

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $370,000.00

Affiant

Sworn and subscribed before me this the 2nd day of Nov., 2001

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004