WARRANTY DEED

HUGH B. SHERRELL, JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.
My Commission Expires JUN. 28, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF October, 2002

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title Company, Inc., 125 Glancy St., Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Macon Kimbrough (NAME)	Coastal Capital Corp. (NAME)	83-11-103
307 Riverside Dr. (ADDRESS)	1 Plaza Road (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Greenvale, NY 11548 (CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, Jennifer A. Burton, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Macon Kimbrough, unmarried

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, lying in the easterly side of Riverside Drive between Cooper Lane and Eastland Avenue, and described as follows according to a loan survey prepared by T. H. Sanford on March 31, 1953:

Beginning at a point in the easterly margin of Riverside Drive 205 feet north of the northerly margin of Cooper Lane; thence with the margin of Riverside Drive N 3 deg 30' east 70 feet to a point; thence leaving said street S 86 deg 30' east 300 feet to a point; thence S 39 deg 30' west 70 feet to a point; thence N 86 deg 30' west 300 feet to the point of beginning.

Being the same property conveyed to Jennifer A. Burton on 03-21-96, by deed from Mildred Lee Pegram, Executrix and Mary Elaine Pegram Booth, Devisee, Estate of Alvin H. Pegram, filed for record on 03-25-96, in Book 9988, page 435, Register's Office for Davidson County, Tennessee.

This conveyance being subject to: (1) Any and all restrictions found of record; (2) Easement contained in instrument of record in Book 4006, Page 731, said Register's Office; (3) Any and all applicable governmental and/or zoning regulations; (4) Taxes which have been assumed by the Grantee herein.

Davidson County DEEDWARR
Recvd: 11/04/02 08:52 2pgs
Fees:13.00 Taxes:305.25
20021104-0134605

unimproved ( )
This is improved (X) property, known as 307 Riverside Dr., Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 17th day of October, 2002

Jennifer A. Burton by Mark Siebe atty in fact

Jennifer A. Burton, by Mark Siebe, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer A. Burton

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 17th day of October, 2002.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this17th day of October, 2002, before me personally appeared Mark Siebe, to me known to be the person who executed the foregoing instrument on behalf of Jennifer A. Burton, and who acknowledged that he executed the same as the free act and deed of the said Jennifer A. Burton. Witness my hand and official seal.

Hugh B Shoulders Jr
Notary Public

Commission Expiration:

_____

HUGH B. SHOULDERS, JR.
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

My Commission Expires JUN. 28, 2005