pb11

(1)
Box 36

RECORD & RETURN TO:
FILE BOX 36 if Davidson County

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/02/03 16:22 3pgs
Fees:18.00 Taxes:2068.30

20030602-0074965

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $559,000.00

Christina A. McCoy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30TH DAY OF MAY, 2003.

Amy Adams Gowan
NOTARY PUBLIC

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Amy Adams Gowan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19511SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
George S. Cohn Christina A. McCoy 4405 Sunnybrook Drive Nashville, TN 37205	GMAC Mortgage Corp. P.O. Box 10430 Van Nuys, CA 91410	130-7-77

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Capri, LLC, a Tennessee Limited Liability Company and John F. Trim, a married person each as to a 50% undivided interest each as tenants in common, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto George S. Cohn, an unmarried person and Christina A. McCoy, an unmarried person, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Royal Oaks Veever's Addition, as of record in Book 2083, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Capri, LLC, a Tennessee limited liability company and John F. Trim, a married person, as to a 50% undivided interest each as tenants in common, by deed from Harold R. Hounihan, Jr., and wife, Margie P. Hounihan, of record as Instrument No. 20020916-0112301, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2003 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and

2. Matters shown on plan of record in Book 2083, page 13, Register's Office for Davidson County, Tennessee; and
3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is not the usual place of residence of the Grantors herein.

This property is also known as improved property located at 4405 Sunnybrook Drive, Nashville, TN 37205.

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 GRANTORS do covenant with the said GRANTEES that they 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; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hands this 30th day of May, 2003.

Capri, LLC, a Tennessee Limited Liability Company:

By: _____
A. Craig Alsup, President

_____
John F. Trim

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared A. Craig Alsup, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of CAPRI, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that they as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as President.

Witness my hand and seal, this 30th day of May, 2003.

_____
Notary Public

My Commission Expires: _____

AMY ADAMS GOWAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

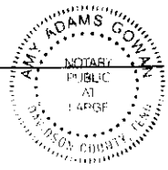
On May 30, 2003, before me personally appeared John F. Trim to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal this 30th day of May, 2003.

Amy Adams Gowan

NOTARY PUBLIC

My Commission Expires: _____



NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE