This instrument prepared by:
Law Office of David J. Waynick
211 Donelson Pike, Suite 2
Nashville, TN 37214

ADDRESS NEW OWNER:
Maurice Ward and LeTonia Ward
2809 Fortland Drive
Nashville, TN 37206

Davidson County DEEDWARR
Recvd: 03/10/04 14:18 3pgs
Fees:18.00 Taxes:331.15
20040310-0027661

SEND TAX BILL TO:
New Owners

MAP & PARCEL:
83-15-40

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **ROGER W. COSTA and ESTHER C. SWINK, CO-TRUSTEES OF THE COSTA FAMILY REVOCABLE TRUST,** hereinafter called the GRANTOR, have bargained and sold, and by these presents, do transfer and convey unto **MAURICE WARD SR. and wife, LETONIA WARD,** hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in DAVIDSON COUNTY, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Fortland Park, Section 2, of record in Book 2900, page 40, Register's Office for said County.

Said Lot No. 68 fronts 80 feet on the southerly side of Fortland Drive and runs back between parallel lines 155 feet to a dead line in the rear on which it measures 80 feet.

Being the same property conveyed to Roger W. Costa and Esther C. Swink, Co-Trustees, by deed from Roger W. Costa and Esther C. Swink, Co-Executors of the Estate of Jerry G. Costa Probate No. 04P321 in the Probate Court of Davidson County, Tennessee, dated February 26th 2004, as of record in Instrument No. 20040310-0027660, Register's Office for Davidson County, Tennessee.

This improved property known as: 2809 Fortland Drive, Nashville, TN 37206

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

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, have a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out and GRANTORS do further covenant and bind themselves their 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.

Roger W. Costa and Esther C. Swink join in this Deed for the purpose of conveying their interest as beneficiary, if any.

WITNESS my hand this the 19th day of February 2004.

ROGER W. COSTA, ~~Grantor~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, Roger W. Costa, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of February 2004.

NOTARY PUBLIC
My Commission expires:

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN My Commission Expires 09/08/2007

ROGER W. COSTA,
Co-Trustee of The Costa Family Revocable Trust
Beneficiary of The Costa Family Revocable Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared Roger W. Costa 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 Co-Trustee of the Estate of Jerry G. Costa, and that he as such Co-Trustee, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing his name as such Co-Trustee.

WITNESS my hand and official seal at office this 19th day of February 2004.

NOTARY PUBLIC
My Commission expires:

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN My Commission Expires 09/08/2007

Esther C Swink

ESTHER C. SWINK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, Esther C. Swink, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of February 2004.

NOTARY PUBLIC
My Commission expires:

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN My Commission Expires 09/08/2007

Esther C Swink, Trustee

ESTHER C. SWINK,
Co-Trustee of The Costa Family Revocable Trust
Beneficiary of The Costa Family Revocable Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared Esther C. Swink with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be the Co-Trustee of the Estate of Jerry G. Costa, and that she as such Co-Trustee, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing her name as such Co-Trustee.

WITNESS my hand and official seal at office this 26th day of February 2004.

NOTARY PUBLIC
My Commission expires:

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN My Commission Expires 09/08/2007

STATE OF TENNESSEE
COUNTY OF WILSON
The actual value or consideration, whichever is greater, for this transfer is $89,500.00

Le Tonia Ward
AFFIANT

Subscribed and sworn to before me on this 26th day of February 2004.

NOTARY PUBLIC
My Commission expires:

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN My Commission Expires 09/08/2007

MAP & PARCEL:
83-15-40