WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/29/04 09:08 2pgs
Fees:13.00 Taxes:355.24
20040329-0034673



State of Tennessee File No. 16946-1
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$96,010.00**.

Affiant

Subscribed and sworn to before me, this the 26th day of March, 2004.

Notary Public

My commission expires: 4/16/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Coastal Capital Properties, Inc., Trustee for Joplin Land Trust	**"New Owner"**	**119-11-108 & 109**
525 Bell Trace Lane		
Antioch, Tennessee 37013		

FOR AND IN 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, I,

Christopher Moran, a married man

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

Coastal Capital Properties, Inc., Trustee for Joplin Land Trust

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, being part of Lot Nos. 38 and 39 on the Plan of Thompson Lane Park, as of record in Book 2331, Page 138 and as amended in Book 3465, Page 91, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Linard A. Harper and wife, Loretta D. Harper, by Installment Deed from John V. Wilson and wife, Louise Wilson, of record in Book 3338, Page 94, Register's Office for Davidson County, Tennessee. The said Linard A. Harper having since died. The said property was further conveyed to Christopher M. Moran, by Quitclaim Deed from Loretta D. Harper, of record in Book 11521, Page 690, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 2548, Page 299, Register's Office of Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

ROBIN MORAN, spouse of the above named Christopher M. Moran, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

THIS conveyance is further subject to a lien secured by a Deed of Trust of record in Instrument No. 20010713-0074615, Register's Office for Davidson County, Tennessee. Assignment of said Deed of Trust of record in Instrument No. 20020204-0014942, Register's Office for Davidson County, Tennessee.

This is Improved (X) Unimproved (____) property, known as: **2615 Joplin Drive, Nashville, Tennessee 37210**

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 convenant 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/our hand(s) this **26th** day of **March, 2004.**

Christopher Moran

The said Christopher Moran being one and the same person as Christopher M. Moran.

The said Robin Moran being one and the same person as Robin L. Moran.

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 **Christopher Moran and wife, Robin Moran,** the bargainors, 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 Nashville, Tennessee, this **26th** day of **March, 2004.**

Notary Public

JOHN T. COOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires: 4/10/05