Box 13 #7701

Davidson County DEEDWARR
Recvd: 04/29/04 11:22 2pgs
Fees:13.00 Taxes:276.21
20040429-0048645

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Hugo Rios, et ux
901-903 Brooke Valley Court
Hermitage, Tennessee 37076

~~MORTGAGEE:~~
~~Coastal Capital Corp~~
~~DBC~~

SEND TAX BILLS:
~~New Owner~~ COASTAL CAPITAL CORP.
220 Ponte Vedra Park, Dr. #200
Ponte Vedra, FL. 32082

MAP-PARCEL:
087-13-0-040.00

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, **I, Chang H. Cates,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Hugo Rios and wife, Angela Rios,** 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:

> Being Lot No. 173 on the Plan of Valley Grove Subdivision, Section Two, of record in Book 5200, page 489, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Chang H. Cates, by deed from Rodney A. Beason and wife, Gayle G. Beason, as of record in Book 11150, page 901, Register's Office for Davidson County, Tennessee.

This is improved property known as 901-903 Brooke Valley Court, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 6011, page 300 and Book 6096, page 283, easements, covenants and conditions as shown on the plan of record in Plat Book 5200, page 489, all of record in the Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 21st day of April, 2004.

Chang H. Cates by
Dana Loggins Atty-in-Fact
CHANG H. CATES

Dana Loggins
DANA LOGGINS, ATTORNEY IN FACT

STATE OF TENNESSEE)
COUNTY OF WILSON)

On this 21st day of April, 2004, before me personally appeared Dana Loggins, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument for the purposes therein contained in behalf of Chang H. Cates and who acknowledged that she executed the same as the free act and deed of Chang H. Cates.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 21st day of April, 2004.

Helen Brown
NOTARY PUBLIC

HELEN BROWN NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires: 2-18-07

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $ 74,650.00.

Heidi Jo Cloyd
AFFIANT

Subscribed and sworn to before me
this 21 day of April, 2004.

Beth Triplett
NOTARY PUBLIC

My Commission Expires: 5/28/06

BETH TRIPLETT NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.
My Commission Expires MAY 28, 2006