Davidson County DEEDWARR
Recvd: 05/24/04 14:20 2pgs
Fees:13.00 Taxes:558.70

20040524-0060693

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

First Volunteer Title
of Tennessee, Inc.
1411 West Main St., Suite C
Lebanon, TN 37087

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $151,000.00

Affiant

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

Notary Public

KATHLEEN A. TOMLINSON NOTARY PUBLIC LAGE WILSON CO. TN

06-0404-71216

Address of New Owner:	Send Tax Bills to:	Tax Information
James Kevin Brown 3460 Parkwood Court Hermitage TN 37076	Coastal Capital Corp 220 Ponte Vedra Park Dr Ponte Vedra FL 32082	86-14-0-B-125

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mark A. Howell and wife, Sarah L. Howell, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James Kevin Brown, unmarried, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, TN, being Lot No. 75 on the plan of Fleetwood Subdivision Phase Two, of record in Plat Book 6900, Pages 738-739, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Mark A. Howell and wife, Sarah L. Howell by deed, dated 11/30/94, from Gregory L. Hunley and wife, Melinda J. Hunley of record in Book 9533, Page 873, said Register's Office.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 3460 Parkwood Court, Hermitage, TN 37076

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 19 day of May, 2004.

Mark A. Howell

Mark A. Howell

Sarah L. Howell

Sarah L. Howell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mark A. Howell and Sarah L. Howell, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 19 day of May, 2004.

Notary Public

My Commission expires 11-27-2006

ROBBIN TEASLEY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.