Box 14-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/25/04 08:20 2pgs
Fees:13.00 Taxes:593.89

20040625-0075410

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN
Comm. Expires 04/10/05

State of Tennessee File No. 17228-1
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$160,510.00**.

Affiant

Subscribed and sworn to before me, this the 23rd day of June, 2004.

Notary Public

My commission expires: 4/10/05
(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 794 Myhr Land Trust	**"New Owner"**	**156-02-093**
525 Bell Trace Lane		
Antioch, TN 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, WE,

Daryl A. Downey and wife, Sandra Downey

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

Coastal Capital Properties, Inc., Trustee for 794 Myhr 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 Lot No. 323 on the Plan of Harpeth Valley Park, Section III, as of record in Book 4175, Page 15, 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 Daryl A. Downey and wife, Sandra Downey, by Warranty Deed from Fox Greer Ruble, Jr. and Jane H. Ruble, of record in Book 10584, Page 298, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants of record in Book 3857, Page 858 and in Book 4237, Page 179, 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.

THIS conveyance is further subject to a lien secured by a Deed of Trust of record in Instrument No. 20030819-0119954, Register's Office for Davidson County, Tennessee.

This is Improved (X) Unimproved (____) property, known as: **794 Myhr Drive, Nashville, TN 37221**

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 **23rd** day of **June, 2004.**

Daryl A. Downey
Daryl A. Downey

Sandra Downey
Sandra Downey

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 **Daryl A. Downey and wife, Sandra Downey,** 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 **23rd** day of **June, 2004.**

Notary Public

My Commission Expires: 4/10/05

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

Comm. Expires 04/10/05