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Brentwood, TN 37027

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Davidson County DEEDWARR
Recvd: 08/16/04 14:27 3pgs
Fees:18.00 Taxes:2888.65

20040816-0098861

This Instrument Prepared By:
Douglas S. Hale, Attorney
HALE AND HALE, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Christopher J. Coates and wife, Victoria J. Vail 920 Bowring Park Nashville, TN 37215	First Horizon Home Loan Corp. MC TMS P.O. Box 630148 Irving, TX 75063	117-13-0-B 158.00 CO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $780,716.09.

Christopher J. Coates
AFFIANT

Sworn to and subscribed before me this 13th day of August, 2004.

NOTARY PUBLIC

My Commission Expires:

JOHN A. BELL, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

JOHN A. BELL, JR.
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
July 29, 2006

WARRANTY DEED

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 and sufficiency of which is hereby acknowledged, **FELKER HOMES, INC., a Tennessee corporation**, hereinafter called the **"GRANTOR"**, has bargained and sold and by these presents does transfer and convey unto **CHRISTOPHER J. COATES and wife, VICTORIA J. VAIL**, hereinafter called the **"GRANTEES"**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 1022, on the Plan of Abbottsford, Phase 2, as shown by plat appearing of record in Instrument No. 20010502-0044874, and by Instrument of Correction of record in Instrument No. 20020828-0104512, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Felker Homes, Inc., a Tennessee Corporation by deed from Khoury Brothers, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20031002-0145492, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever;

AND GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 2004 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying its prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 117-13-O-B 158.00 CO.

2. All matters appearing on the Plan of Abbottsford, Phase 2, as shown by plat appearing of record in Instrument no. 20010502-0044874, and by Instrument of Correction of record in Instrument No. 20020828-0104512, Register's Office of Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions of record in Book 6478, page 177 and amended in Book 6530, page 242, amended and restated Declaration of Covenants, Conditions and Restrictions of record in Book 8106, page 1 and amended in Book 8627, page 254 and in Book 9381, page 876, said Register's Office.

4. Supplementary Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010502-0045152 and re-recorded in Instrument No. 20010514-0044648, said Register's Office.

5. Charter for Abbottsford Homeowners' Association of record in Book 6548, page 213, Register's Office for Davidson County, Tennessee.

6. Subdivision Plat of Frank R. Lea Property of Homeowners' Association of record in Book 6250, page 418, said Register's Office.

7. Storm Water Detention Agreement of record in Book 6555, page 328, Register's Office for Davidson County, Tennessee.

8. Restrictive Covenants of record in Book 6537, page 303 and amended in Book 6576, page 509 and in Book 6578, page 302, said Register's Office.

9. Easement of record in Book 9421, page 147, said Register's Office.

10. Easement granted to Nashville Gas Company of record in Book 7272, page 746, Register's Office for Davidson County, Tennessee.

11. Easement to Nashville Electric Service of record in Book 8643, page 272, said Register's Office.

12. Easement of record in Book 5128, page 953, said Register's Office.

13. Storm Water Detention Agreement of record in Instrument No. 20010425-0040838, Register's Office for Davidson County, Tennessee.

AND GRANTOR DOES FURTHER covenant and bind itself, its successors and assigns, 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.

This improved property is known as 920 Bowring Park, Nashville, Tennessee 37215.

WITNESS our hands this 13th day of August, 2004 in Brentwood, Tennessee.

FELKER HOMES, INC.

By: James E. Felker Pres.
James E. Felker, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared James E. Felker, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Felker Homes, Inc., the within bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation, by himself as such President.

Witness my hand and seal, this 13th day of August, 2004.

Laurie M. Hart
Notary Public

My commission expires: 12-15-04

LAURIE M. HART
NOTARY PUBLIC
COMMISSION EXP.
Notary Public At Large
12-15-2004
WILLIAMSON COUNTY, TN