Record and return To: Smith Sholar Associates, PLLC.
846 Conference Drive Suite 4 Goodlettsville, TN. 37072

This instrument prepared by:
Fidelity Residential Solutions
3227 E. 31st Street, #106
Tulsa, OK 74105
380771 307732529
Sarah Myers

Davidson County DEEDWARR
Recvd: 09/30/04 11:46 4pgs
Fees:23.00 Taxes:778.85
20040930-0117846

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bryce K. Coatney and Jan.	Union Planters Bank,NA	*011-00-174.00*
5966 Lickton Pike	7130 Goodlett Farms Pkwy	
(STREET ADDRESS OR ROUTE NUMBER)	*(STREET ADDRESS)*	
Goodlettsville, TN. 37072	Cordova, TN. 38016	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Wachovia Bank of Delaware, National Association, f/k/a First Union National Bank of Delaware a national banking association organized and exisiting under the laws of the United States of America have this day bargained and sold, and do hereby transfer and convey unto the said Bryce K. Coatney and Jan T. Coatney, Husband and Wife.
the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $210,500.00

Affiant

Subscribed and sworn to before me this the 23 *day of* September 2004

Notary Public

My commission expires: 10/15/06 *(Affix Seal)*

TRUDY MILLER NOTARY PUBLIC AT LARGE SUMNER COUNTY

Reservation from and Exceptions to Conveyance and Warranty:

(1) All Easements, rights of way and prescriptive rights whether of record or not, pertaining to any portions(s) of the herein described property (hereinafter, the "Property");

(2) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

(3) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect:

(4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

(5) Ad Valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

(6) Any conditions that would be revealed by a physical inspection and survey of the Property.

This is unimproved ( ), known as 5965 Lickton Pike, Goodlettsville, TN 37072
improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons claiming by, through or under the grantor.

Whenever 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 our hand this 21st *day of* September, 2004, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Wachovia Bank of Delaware, National Association,
f/k/a First Union National Bank of Delaware

By: Shallina Hudson

Printed Name: Shallina Hudson
Assistant Vice President

Its: _____

(Corporate Seal)

WACHOVIA BANK OF DELAWARE NATIONAL ASSOCIATION
CORPORATE SEAL

STATE OF NC
COUNTY OF Wake

Before me, Mae Harrington, *a Notary Public of the State and County aforesaid, personally appeared* Sabrina Hudson, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* self *to be* AVP *of the Wachovia Bank of Delaware, National Association, f/k/a First Union National Bank of Delaware, a national banking association, the within named bargainor, a association, and that* he *as such* AVP *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the association by* self *as* AVP.

Witness my hand and official seal, at office in _____, *this* 21st *day of* September, 2004.

Mae Harrington
Notary Public
My Commission Expires:

(This area for official notarial seal)

OFFICIAL SEAL
Notary Public - North Carolina
MAE HARRINGTON
Wake County
My Commission Expires Aug. 25, 2007

FRS File No.: 380771 Customer File No.: 307732529 Paul G Sharpe

EXHIBIT "A"

Land in Davidson County, Tennessee, being more particularly described according to a survey by Tommy E. Walker, RLS No. 1465, dated June 18, 1999, as follows:
Beginning at an iron pin, said pin being the most northwesterly corner of the herein described tract and being the most southwesterly of the William E. Dillon property (DB 9479, Page 170, RODCT); thence, with the south line of said Dillon, South 81 degrees 57 minutes 40 seconds West 567.97 feet to an iron pin; thence South 02 degrees 42 minutes 22 seconds West 397.82 to an iron pin; thence North 81 degrees 45 minutes 32 seconds West 237.17 feet to an iron pin; thence South 31 degrees 32 minutes 51 seconds West 184.29 to an iron pin; thence North 01 degrees 43 minutes 26 seconds West 349.87 feet to the point of beginning, containing 5.482 acres, more or less.