THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **Elite Title Company** **109 West Park Drive** **Suite 350** **Brentwood, TN 37027**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is $150,000.00. Affiant Subscribed and sworn to before me this 29th day of October, 2004. Notary Public My Commission Expires November 21, 2006

LESLIE S. HARVEY NOTARY PUBLIC AT LARGE MAURY COUNTY, TN

My Commission Expires: November 21, 2006

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Tommy Hoang 463 Annex Avenue Nashville, TN 37209	New Owner	Map No.090.15-0 Parcel No. 053.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stanley L. Coker and wife, Pamela B. Coker**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tommy Hoang** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 463 Annex Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of October, 2004.

Stanley L. Coker

Pamela B. Coker

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Stanley L. Coker and Pamela B. Coker**, 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, at office, this 29th day of October, 2004.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 11/03/04 10:29 2pgs
Fees:13.00 Taxes:555.00

20041103-0132290

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 286 on the Plan of Charlotte Park Section Eleven, as of record in Plat Book 2900 pages 79 and 80, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Stanley L. Coker and wife, Pamela B. Coker by deed dated June 12, 1998 from Jimmy G. Wooten and wife, Dorothy C. Wooten of record in Book 10990, page 150, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Easement granted to State of Tennessee of record in Book 787, page 58, Register's Office for Davidson County, Tennessee.
3. Easement of record in Book 2593, page 566, Register's Office for Davidson County, Tennessee.