WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/24/05 09:05 2 pg:
Fees:13.00 Taxes:282.72

20050224-0020221

State of Tennessee
County of Davidson

Box 14-A
File #2825-1

The actual consideration or value, whichever is greater, for this transfer is **$76,410.00.**

Affiant

Subscribed and sworn to before me, this the 21st day of February, 2005.

Notary Public

My commission expires: 3/25/06

(AFFIX SEAL)

DEBORAH H. BERRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 Lanewood Land Trust	**"New Owner"**	**147-08-219**
6821 Hickory Rim Court		
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, I,

Vance W. Tyler, married

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

Coastal Capital Properties, Inc., Trustee for Lanewood 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. 44 on the Plan of Beverly Heights, Section 4, as of record in Book 5200, Page 263, 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 Vance W. Tyler, married, by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, a corporation organized under and existing to the laws of the United States, of record in Instrument No. 20040518-0057769, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 5626, Page 220, Register's Office of Davidson County, TN County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been 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. 20040622-0074082, Register's Office for Davidson County, Tennessee.

THIS instrument prepared solely by the direction of the parties to the transaction.

Mary Katherine Tyler, spouse of the above named Vance W. Tyler, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

This is Improved (X) Unimproved (____) property, known as: **124 Lanewood Court, Nashville, TN 37211**

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 **21st** day of **February, 2005.**

Vance W. Tyler

Mary Katherine Tyler

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 **Vance W. Tyler and wife, Mary Katherine Tyler,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that it executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **21st** day of **February, 2005.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 4/10/05