WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/08/05 09:26 2 pgs
Fees:13.00 Taxes:756.18

20050608-0065313

State of Tennessee
County of Davidson

File in Box 14-A
18894-1

The actual consideration or value, whichever is greater, for this transfer is **$204,374.00**

Affiant

Subscribed and sworn to before me, this the 6th day of June, 2005.

Notary Public

My commission expires: 5/30/07

(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 Catspaw Land Trust	**"New Owner"**	**183-05-0-A-153co**
P. O. Box 545		
Antioch, TN 37011		

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,

Scott E. Dowdy and wife, Stephanie Dowdy

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

Coastal Capital Properties, Inc., Trustee for Catspaw 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. 90 on the Plan of October Woods, Revision One, Phase Two, Section Five, a Planned Unit Development, as of record in Book 9700, Page 439, 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 Scott E. Dowdy and Stephanie Dowdy, by Cash Deed for Tennessee from Mel Martinez, Secretary of Housing and Urban Development of Washington, D. C., of record in Instrument No. 20031113-0166013, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions for October Woods, of record in Book 9840, Page 276 and made applicable to Section Five of record in Book 10548, Page 503, said Register's Office; 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. 20031113-0166014 and a lien secured by Deed of Trust of record in Instrument No. 20050418-0042689, Register's Office for Davidson County, Tennessee.

This is Improved (X) unimproved (____) property, known as: **5260 Catspaw Drive, Antioch, TN 37013**

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 covenant 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 **6th** day of **June, 2005.**

Scott E. Dowdy

Stephanie Dowdy

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 **Scott E. Dowdy and wife, Stephanie Dowdy,** 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 **6th** day of **June, 2005.**

_____
Notary Public

My Commission Expires: 5/30/07

