Davidson County DEEDWARR
Recvd: 11/14/05 15:13 2 pgs
Fees:13.00 Taxes:440.30
20051114-0137620

This Instrument Prepared by:
First Volunteer Title of Tennessee, Inc.
1411 West Main Street, Suite C
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Yolanda McAdoo
1105 Shawnee Trace
Madison, TN 37115

SEND TAX BILL TO:
New Owner

MORTGAGEE
_____
_____
_____

MAP 52-8
GROUP A
PARCEL 211CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Justin W. Coast, a single person,** has this day bargained and sold, and does hereby transfer and convey unto **Yolanda McAdoo, a single person,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 50, on the Plan of Phase 1, Section 3, Heron Walk, as shown on plat of record in Plat Book 9700, page 551, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Justin W. Coast in Instrument 20010305-0020770 recorded 03-05-2001, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

WE COVENANT with the Grantees herein that We are lawfully seized and possessed of said lands in fee simple; that We have a good and lawful right to convey same; and We do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2005 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record at Plat Book 9700, Page 551, restrictions in Book 10095, Page 464, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all

Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 12th day of August, 2005.

Justin W. Coast by Patricia A. Coast, attorney-in-fact

By: Patricia W. Coast, as Attorney-in-Fact For Justin W. Coast, as of record in Book *, Page ___, Register's Office for Davidson County, Tennessee.

* 20051114 - 0137619

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Patricia W. Coast,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed on behalf of, and as attorney-in-fact for, **Justin W. Coast**.

WITNESS my hand and official seals at office this 12th day of August, 2005.

NOTARY PUBLIC

JAMES H. BOYD, JR. STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 7/1/09

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $119,000.00.

AFFIANT

Subscribed and sworn to before me this the 12th day of August, 2005.

NOTARY PUBLIC

My Commission Expires: 11-22-08

LEEZA OSBORNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires November 22, 2008