This Instrument Prepared by:
Title Corporation of America
PO Box 3112
Brentwood, TN 37027
615-377-0749
File No. 050885

Davidson County DEEDWARR
Recvd: 12/16/05 11:32 2 pgs
Fees:13.00 Taxes:1128.50
20051216-0151213

TAMILYN STREETER DERRYBERRY
Notary Public At Large
WILLIAMSON COUNTY, TENN.
My Commission Expires May 23, 2006

STATE OF Tennessee
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is **$305,000.00**

Julie H. Loomis
Affiant

Subscribed and sworn to before me, this **9th day of December, 2005.**

Tamilyn Streeter Derryberry, Notary Public
My commission expires: May 23, 2006

Name and Address of New Owner:	**Send Tax Bills To:**	**Tax Information:**
Owen Brooks Loomis Julie H. Loomis 116 Harpeth Trace Ct NASHVILLE, Tennessee 37221	Mortgage Capital Associates 11150 W. Olympic Blvd #1160 Los Angeles, CA 900064	19-143.06-OA-027.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **Stuart C. Coile and Kristin Coile, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Owen Brooks Loomis and Julie H. Loomis, husband and wife,** hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in **DAVIDSON County, Tennessee,** described as follows; to-wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Harpeth Trace Estates, Phase One, as of record in Book 5200, page 125, Register's Office for said County.

Said Lot No. 27 fronts 37.2 feet on the southerly margin of Harpeth Trace Court, as measured along a curve, and extends back 106.8 feet on the westerly line and 107.5 feet on the easterly line to a dead line in the rear on which it measures 132.0 feet.

Being the same property conveyed to Kristin Coile and husband, Stuart C. Coile, by deed from Perry E. Pelton and wife, Kelly J. Kraft, of record as Instrument 2001221-012517, said Register's Office.

This is improved property known as 116 Harpeth Trace Court, Nashville, TN 37221.

THIS conveyance is subject to the matters shown on the plan of record in Book 5200, page 125, terms, conditions,easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restrictions of record in Book 5120, page 208, and Book 5380, page 357, said Register's Office and any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property and taxes for the current and subsequent years.

Init SC Init JMC

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

In witness, whereof, We, Stuart C. Coile and Kristin Coile, sign this Warranty Deed on this the 9th day of December, 2005.

Stuart C. Coile

Kristin Coile

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stuart C. Coile and Kristin Coile, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 9th day of December, 2005.

TAMILYN STREETER DERRYBERRY
Notary Public At Large
WILLIAMSON COUNTY, TENN.
My Commission Expires May 23, 2006

Tamilyn Streeter Derryberry
Notary Public

My Commission Expires:
05/23/06