THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Davidson County DEEDWARR
Recvd: 05/02/06 15:17 4 pgs
Fees:23.00 Taxes:636.03
20060502-0050659

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Christopher McCoy, et ux 410 Alta Loma Road Goodlettsville, TN 37072		Map 25-16 Parcel 66

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, PEGGY ANN DENSON and husband, MORRIS C. DENSON, NANCY HARBISON, LARRY SAMUEL HOWELL and wife, IRENE GAYLE HOWELL, DAVID LEE HOWELL, and wife, ANITA DIANE HOWELL, and MARK STEVEN HOWELL and wife, TERRI LYN HOWELL, herein after referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto CHRISTOPHER McCOY and wife, MELISSA McCOY, hereinafter referred to as 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 52 on the plan of Goodlettsville Heights, Section IV, as of record in Book 2133, pages 43 and 44, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at point in the eastern margin of Alta Loma Road at the corner of Lots Nos. 51 and 52; thence with the line between said lots southeasterly 386.6 feet to a point; thence northeasterly 105 feet to the margin of Draper Circle; thence with southerly margin of the same, northwesterly 365 feet to the beginning of curve; thence around said curve westerly 39.3 feet to the easterly margin of Alta Loma Road; thence with margin of the same, southwesterly 103.8 feet to the point of beginning.

BEING the same property conveyed to William F. Dabbs and wife, Mazie N. Dabbs, by deed from Thomas W. Moore and wife, Jacquelyne M. Moore, of record in Book 4627, page 125, Register's Office for Davidson County, Tennessee. The said Mazie N. Dabbs died on May 13, 1995, at which time ownership and title to the said property became vested solely in William F. Dabbs as surviving tenant by the entirety.

Being the same property conveyed to Peggy Ann Denson and husband, Morris C. Denson, a one-fifth (1/5th) undivided interest, Nancy Harbison, a one-fifth (1/5th) undivided interest, Larry Samuel Howell and wife, Irene Gayle Howell, a one-fifth (1/5th) undivided interest, David Lee Howell and wife, Anita Diane Howell, a one-fifth (1/5th) undivided interest, and Mark Steven Howell and wife, Terri Lyn Howell, a one-fifth (1/5th) undivided interest, by Deed from William F. Dabbs, an unmarried man, filed for record in Book 10019, page 400, Register's Office for Davidson County, Tennessee. In the said deed, William F. Dabbs reserved a life estate in the property for himself. The said William F. Dabbs died on October 1, 2005, at which time, his life estate was terminated and ownership and title of the said property became vested in the GRANTEES.

The mailing address of the said property is 410 Alta Loma Road, Goodlettsville, Tennessee 37072.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. State and County Real Property Taxes and City of Goodlettsville Real Property Taxes for the taxable year 2006, which are a lien, but not yet due and payable, and which have been pro-rated between the parties, and will be paid, in full, by the GRANTEES, when due.

2. Subject to restrictive covenants of record in Book 2147, Page Register's Office for Davidson County, Tennessee.

3. Subject to all easements, apparent and of record.

4. And in all matters shown on the plan of Goodlettsville Heights, Section IV, as of record in Book 2133, page 43 and 44, Register's Office for Davidson County, Tennessee.

And, we, the GRANTORS, 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.

PEGGY ANN DENSON executes this Warranty Deed for and on behalf of NANCY HARBISON, under a Limited Power of Attorney filed for record as instrument number 20060502-0050655; for and on behalf of LARRY SAMUEL HOWELL and wife, IRENE GAYLE HOWELL, under a Limited Power of Attorney filed for record as instrument number 20060502-0050656; for and on behalf of DAVID LEE HOWELL, and wife, ANITA DIANE HOWELL, under a Limited Power of Attorney filed for record as instrument number 20060502-0050657; and, for and on behalf of MARK STEVEN HOWELL and wife, TERRI LYN HOWELL, under a Limited Power of Attorney filed for record as instrument number 20060502-0050658, Register's Office for Davidson County, Tennessee, said Limited Powers of Attorney being recorded simultaneously herewith.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

Peggy Ann Denson
PEGGY ANN DENSON

Morris C. Denson
MORRIS C. DENSON

Nancy Harbison
NANCY HARBISON,
By: PEGGY ANN DENSON, Attorney in Fact

Larry Samuel Howell
LARRY SAMUEL HOWELL
By: PEGGY ANN DENSON, Attorney in Fact

Irene Gayle Howell
IRENE GAYLE HOWELL
By: PEGGY ANN DENSON, Attorney in Fact

David Lee Howell
DAVID LEE HOWELL
By: PEGGY ANN DENSON, Attorney in Fact

Anita Diane Howell
ANITA DIANE HOWELL
By: PEGGY ANN DENSON, Attorney in Fact

Mark Steven Howell
MARK STEVEN HOWELL
By: PEGGY ANN DENSON, Attorney in Fact

Terri Lyn Howell
TERRI LYN HOWELL
By: PEGGY ANN DENSON, Attorney in Fact

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PEGGY ANN DENSON and MORRIS C. DENSON, 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, on this the 27 day of April 2006.

PATSY C. DAVISON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE

Patsy C. Davison
NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 27 day of April, 2006, before me, personally appeared PEGGY ANN DENSON, to me known to be the person who executed the foregoing instrument on behalf of NANCY HARBISON, LARRY SAMUEL HOWELL and wife, IRENE GAYLE HOWELL, DAVID LEE HOWELL, and wife, ANITA DIANE HOWELL, and MARK STEVEN HOWELL and wife, TERRI LYN HOWELL, and acknowledged that she executed the same as the free act and deed of the said Limited Power of Attorney.

WITNESS my hand and official seal this the 27 day of April, 2006.

Patsy C. Davison
NOTARY PUBLIC

My Commission Expires: 12/2/09

PATSY C. DAVISON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $171,900.00.

Peggy Ann Denson
Affiant

Sworn to and subscribed before me, on this the 27 day of April 2006.

Patsy C. Davison
NOTARY PUBLIC

PATSY C. DAVISON NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXP. DECEMBER 2, 2009