THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter Morgan & Patterson **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $812,000.00. Affiant Subscribed and sworn to before me this 31st day of May 2006. Notary Public My Commission Expires: 1/26/08

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 25471-05-2006
File Box 9B BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael J. McCoy Nancy R. McCoy 330 Lynnwood Blvd. Nashville, TN 37205	Unity Mtg. Corp. 7840 Roswell Rd Bldg 300, Ste 301 Atlanta, GA 30350	Map No.116-11-0 Parcel No. 062.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles Howard and Chris Howard**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael J. McCoy and Nancy R. McCoy** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 330 Lynnwood Blvd., Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of May, 2006.

Charles Howard, BY: Chris Howard, Attorney-in-Fact Chris Howard
pursuant to a power of attorney being placed of record immediately prior hereto

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, **Chris Howard**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2006.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE; COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Chris Howard,** with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument on behalf of **Charles Howard** and is authorized by the said **Charles Howard** to execute this instrument on HIS behalf.

Witness my hand, at Office, this 31st day of May, 2006.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My commission expires:

My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 06/19/06 11:28 2 pgs
Fees:13.00 Taxes:3004.40

20060619-0072673

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Howard Subdivision, recorded as Instrument No. 20060517-0057821, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Charles Howard and wife, Chris Howard, by deed dated September 8, 2004, from Barbara Tomson, married, recorded as Instrument No. 20040913-0110406, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Instrument No. 20060517-0057821, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plans of record as Book 421, page 102, and Book 4300, page 127, Register's Office for Davidson County, Tennessee.
4. Easement for public utilities of record in Book 4905, page 661, Register's Office for Davidson County, Tennessee.
5. Easement for sanitary sewers of record in Book 5808, page 639, Register's Office for Davidson County, Tennessee.