**Return to: Box 10-B
Cohen & Cohen

Davidson County DEEDWARR
Recvd: 07/27/06 12:04 2 pgs
Fees:13.00 Taxes:588.30

20060727-0090862

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $159,000.00

Lee A. Cohen
Affiant

Subscribed and sworn to before me, this 26th day of July, 2006.

Deborah J. Cohen
Notary Public

My Commission Expires: 9-22-2007

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This instrument was prepared by:
Union Street Title, LLC
329 Union Street
Nashville, TN 37201

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
James Paul McCoy 3808 Anderson Road Nashville, Tennessee 37217	American Mortgage Network, Inc. P.O. Box 85463 San Diego, CA 92186	Map 136 Group 7 Parcel 75

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Willard Egeler and wife, Debbra Egeler**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **James Paul McCoy and wife, Alexis Combs McCoy,** hereinafter called the Grantees, their heirs, successors 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. 110 on the Plan of Priest Lake Park, Section II of record in Plat Book 4175, Page 56, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Willard Egeler and wife, Debbra Egeler, by deed from Leo M. Ward, of record as Instrument No. 20030509-0062649, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: 1) Taxes for 2006, and subsequent years; 2) All matters shown on the Plan of record in Plat Book 4175, Page 56, Register's Office for Davidson County, Tennessee; 3) All other restrictions and easements of record, if any.

This property is improved property known as 3808 Anderson Road, Nashville, Tennessee 37217.

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, successors and assigns, forever. Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out.

GRANTORS do further covenant and bind themselves, their heirs, successors, and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

WITNESS our hand this 26th day of July, 2006.

Willard Egeler by [illegible] his attorney in fact

WILLARD EGELER
by JONATHAN WILLIAMS, his attorney in fact
Specific Power of Attorney of record as
Instrument No. 20060727000908600
Register's Office of Davidson County, Tennessee

Debra Egeler by [illegible] her attorney in fact

DEBBRA EGELER
by JONATHAN WILLIAMS, her attorney in fact
Specific Power of Attorney of record as
Instrument No. 20060727000908610
Register's Office of Davidson County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 26th day of July, 2006, before me personally appeared JONATHAN WILLIAMS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of WILLARD EGELER and DEBBRA EGELER, and acknowledged that he executed the same as the free act and deed of WILLARD EGELER and DEBBRA EGELER.

Witness my hand and official seal, this 26th day of July, 2006.

ALICIA RENEE' ROBERTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

Alicia Renee Roberts
Notary Public

My Commission Expires: 1/26/08