WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/03/07 14:49 2 pgs
Fees:13.00 Taxes:440.67

20070703-0079556

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,100.00

Stacy Rotter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2007

Notary Public:

MY COMMISSION EXPIRES: 1/26/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Greg Coston	NEW OWNER	Map 095
238 Graylynn Drive		Group 8
Nashville, TN 37214		Parcel 80

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Cindy R. Page and husband, Paul P. Goad, Jr.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Greg Coston

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 5 on the Plan of Spring Valley Acres, of record in Plat Book 2854, Page 60, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Cindy R. Page by Quitclaim Deed from Steven A. Page and Cindy Renee Page (a/k/a Cindy R. Page), of record in Book 11114, Page 107, dated August 29. 1998, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2854, Page 60, said Register's Office.

The said Paul P. Goad, Jr. joins in this conveyance to convey any and all marital interest he/she may have in said property.

Power of Attorney of record in Instrument 20070703-0079555, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 238 Graylynn Drive, Nashville, TN 37214

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 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 the same is unencumbered, unless otherwise herein set out; and we 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. 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 hands this 29th day of June, 2007.

Cindy R. Page

Cindy R. Page

Paul P. Goad, Jr.

Paul P. Goad, Jr. by Cindy R. Page attyin Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cindy R. Page, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that sheexecuted the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of June, 2007.

My Commission Expires: 1/26/08

Notary Public

ANITA LESTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Cindy R. Page, 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 on behalf of Paul P. Goad, Jr. as his Attorney in Fact as the free act and deed of the within named Paul P. Goad, Jr..
Witness my hand and official seal at Nashville, Tennessee the 28th day of June, 2007.

My Commission Expires: 1/26/08

Notary Public

ANITA LESTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.