PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

WARRANTY DEED

THIS INDENTURE is made and entered into this **23rd** day of **February, 2001** between **THE CONRAD BURTON JEMMOTT and MARY AGNES JEMMOTT REVOCABLE LIVING TRUST**, GRANTOR, and **JERRY W. COUCH and DAWN C. AUSTIN** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **HERMITAGE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 1017 on the Plan of Hermitage Hills, Section 10, as of record in Book 3600, page 50, said Register's Office, to which plan reference is hereby made for a more complete description;

BEING the same property conveyed to The Conrad Burton Jemmott and Mary Agnes Jemmott Revocable Living Trust by Quitclaim Deed from Conrad B. Jemmott and wife, Mary A. Jemmott of record in Book 9730, page 841, Register's Office.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2001 which have been prorated and assumed by Grantee(s); all matters appearing of record in Plat Book 3600, page 50; and any and all easements, right-of-ways, setback lines, restrictions, restrictive covenants all of record in the Register's Office, Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

Davidson County DEEDWARR
Recvd: 03/12/01 13:56 2pgs
Fees:11.00 Taxes:394.05

20010312-0023453

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Conrad Burton Jemmott Trustee and as Trustor
THE CONRAD BURTON JEMMOTT
Signature of Seller

Mary Agnes Jemmott, Trustee and as Trustor
MARY AGNES JEMMOTT
Signature of Seller

REVOCABLE LIVING TRUST
Signature of Seller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Conard Burton Jemmott and Mary Agnes Jemmott, individually, and as Co-Trustors of The Conrad Burton Jemmott and Mary Agnes Jemmott Revocable Living Trust,** the within named bargainors, with whom I am personally acquainted (0r proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Trustors of The Conrad Burton Jemmott and Mary Agnes Jemmott Revocable Living Trust, the within named bargainor, a trust, and that they as such Trustors, executed the foregoing instrument for the purpose therein contained, by signing the name of the trust by themselves as Trustors.

Witness my hand, at office, this 23rd day of February 2001.

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 9/28/02

My Commission Expires September 28, 2002

Name and Address of Property Owner:

JERRY W. COUCH AND DAWN C. AUSTIN
7003 Bonnalake Drive
Hermitage, TN 37076

Property Address:

7003 Bonnalake Drive
Hermitage, TN 37076

Person Responsible for Taxes:

National Bank of Commerce
115 29th Avenue South
Nashville, TN 37215

Parcel #: 074-08-0/259.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$106,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Gail Marshall
Affiant

Sworn to and subscribed before me, a Notary Public, this 23RD day of February, **2001.**

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE TENN.

Notary Public

My Commission Expires: 9/28/02

My Commission Expires September 28, 2002

Return to:
BALDWIN LAND TITLE, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076