PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 05/31/02 08:10 2pgs
Fees:13.00 Taxes:1394.90
20020531-0065884

W & I Ref: (GJ) Title No: 43460

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Michael R. Couden Allison C. Couden 1205 Taggartwood Road Brentwood, Tennessee 37027	Suntrust Bank 201 Fourth Avenue North Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 159-06-004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$377,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Gary N. Bishop and spouse, Dawn S. Bishop, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Michael R. Couden and spouse, Allison C. Couden hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Taggartwood of record in Book 4175, page 60, Register's Office for said County.

Said Lot No. 26 fronts 230.0 feet on the southerly margin of Taggartwood Road and extends back 294.76 feet on the easterly line and 273.60 feet on the westerly line to a d dead line in the rear, measuring 230.97 feet thereon.

Being the same property conveyed to Gary N. Bishop and spouse, Dawn S. Bishop by deed from Marcus L. Shannon, III and spouse, Margaret Shelton Shannon of record in Book 8807, page 510, 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: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4175 Page 60, said Register's Office, which Plan shows a 10 foot easement for public and drainage purposes along the easterly and rear line(s); a 2.5 x 30 foot utility anchor easement located on the northeasterly and northwesterly front corners of said lot; And easement for Sanitary Sewers and/or Storm Drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 7825, page 198, said Register's Office..

This is improved property, known as: 1205 Taggartwood Road, Brentwood,, Tennessee 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of May, 2002 .

Gary N. Bishop

Dawn S. Bishop

State of TENNESSEE
County of WILLIAMSON

On this 24th day of May, 2002 , before me the undersigned authority, personally appeared **Gary N. Bishop and Dawn S. Bishop** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

Notary

State of TENNESSEE
County of WILLIAMSON

My Commission Expires JULY 26, 2003

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $377,000.00

Susan A. Coulden
Affiant

Sworn and subscribed before me this 24th day of May, 2002

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

Notary Public

My Commission Expires JULY 26, 2003