Prepared by and after Recording Return To:
Title Enterprise Service Company LLC
109 Westpark Drive, Suite 100
Brentwood, TN 37027
6020295

Davidson County DEEDWARR
Recvd: 12/03/02 11:36 3pgs
Fees:18.00 Taxes:314.50

20021203-0148640

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rebecca W. Coutras** (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **James W. Avril, Jr.** (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 27 day of November, 2002.

Rebecca W. Coutras
Rebecca W. Coutras

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Rebecca W. Coutras** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 27 day of November, 2002

Holly Leigh Grant
Notary Public

My Commission Expires: 5.22.04

HOLLY LEIGH GRANT
NOTARY PUBLIC AT LARGE
Williamson County TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $85,000.00which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 27 day of November, 2002.

Notary Public

My Commission Expires: 5-22-04

HOLLY LEIGH GRANT
NOTARY PUBLIC AT LARGE
Williamson County, TN

MAP AND PARCEL NUMBERS: 119-12-0- 010.00

ADDRESS NEW OWNER:
21 East Thompson Lane
Nashville, TN 37211

SEND TAX BILLS TO THE SAME ADDRESS

Exhibit A

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 2 on the Plan of Battlewood, Section One as of record in Book 1835, page 31, Register's Office for said County.

Said Lot No. 2 fronts 109 feet on the easterly side of Thompson Lane and runs back 168.21 feet on the southerly line and 187.9 feet on the northerly lin, which is a broken line, to a dead line in the rear measuring 113 feet thereon.

Being the same property conveyed to Andrew J. Coutras and wife, Rebecca W. Coutras by Quitclaim Deed from Homer Willis and wife, Dorotha Willis, dated 7-28-87 and recorded 7-28-87, in Book 7308, Page 578, Register's Office for Davidson County, Tennessee. The said Andrew J. Coutras is now deceased, dying on or about 7-9-96.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.