THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
U.S. Bank N.A.
4801 Frederica Street
Owensboro, KY 42301

MAP PARCEL NUMBERS
087-09-0-83.00

Davidson County DEEDWARR
Recvd: 05/01/03 15:31 2pgs
Fees:13.00 Taxes:702.63



20030501-0058423

WARRANTY DEED

THIS INDENTURE, made and entered into this 29th day of April, **2003**, by and between **ROBERT E. COURSEY and ANITA D. COURSEY, husband and wife**, party of the first part, and **MICHAEL J. MULCAHY**, party of the second part,

WITNESSETH: That for and in consideration of **$189,900.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Hermitage County of Davidson, State of Tennessee:

A tract or parcel of land situated and lying in Davidson County, Tennessee, the same being Lot No. 28, New Hope Estates, Phase I, the plat of which is filed for record in Plat Book 9700, page 39, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and detailed description of said lot.

"THIS CONVEYANCE IS SUBJECT TO taxes for the year 2003 which have been prorated and assumed by the Grantee(s); Restrictive Covenants of record in Book 11665, Page 811 and Book 9700, Page 39; and any and all matters in the Plat of record in Plat Book 9700, Page 39; " and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee."

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

Being the same property conveyed to Lane Family Partners, LP of record in Book 9550, page 330, dated 12-16-94, recorded 12-19-94, said Register's Office, and being further conveyed to Robert E. Coursey and wife, Anita D. Coursey by deed from Lane Family Partners, L.P., a Tennessee limited partnership of record in Instrument No. 20020416-0047079, dated 4-5-02, recorded 4-16-02, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

ROBERT E. COURSEY

ANITA D. COURSEY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **ROBERT E. COURSEY and ANITA D. COURSEY, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 29th day of April, **2003**.

My commission expires 7-30-05

Alan D. Robertson

Notary Public

ALAN D. ROBERTSON NOTARY PUBLIC AT LARGE DAVIDSON CO.

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$189,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 29th day of April, **2003**.

Alan D. Robertson

ALAN D. ROBERTSON NOTARY PUBLIC AT LARGE DAVIDSON CO.

PROPERTY ADDRESS:
4836 Myra Drive
Hermitage, TN 37076