Return To:
D-0413

Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 06/10/04 08:03 3pgs
Fees:18.00 Taxes:1036.00

20040610-0068532

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **17th** day of **May, 2004, by and between Robert S. Black and Kelley Jones Black, husband and wife, hereinafter called Grantors, and David A. Cour and Kathryn S. Cour, husband and wife, hereinafter called Grantees.**

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 considerations, the receipt of which are hereby acknowledged, Robert S. Black and Kelley Jones Black, husband and wife, as Grantors, do hereby bargain, sell, transfer and convey unto David A. Cour and Kathryn S. Cour, husband and wife, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 4603 Nebraska Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns and beneficiaries, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

Robert S. Black
Signature of Seller

Kelley Jones Black
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Robert S. Black and Kelley Jones Black, husband and wife, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **17th** day of May, 2004.

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires:**May 30, 2004 .endif**

Name and Address of Property Owner:

David A. Cour and Kathryn S. Cour, husband and wife

4603 Nebraska Avenue
Nashville, Tennessee 37209

Property Address:

4603 Nebraska Avenue
Nashville, Tennessee 37209

Person Responsible for Taxes:
SunTrust Mortgage Inc.
201 4th Avenue North
Nashville TN 37219

Map & Parcel #: MAP 103-4 PARCEL 203

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 **$280000** 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this **17th** day of **May, 2004.**

Notary Public

PENNY CROOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 9/25/04

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 04-7417

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Spencer Subdivision, of record in Book 6050, page 366, Registers Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert S. Black and Kelley Jones Black, husband and wife by Warranty Deed from Jennifer L. Isenhour, an unmarried woman, of record in Instrument Number 20020708-0081920, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2004 and subsequent years, A LIEN, not yet due and payable (MAP 103-4 PARCEL 203).

2. All matters as set forth on the Plan of record in Plat Book 6050, page 366, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.