Davidson County DEEDWARR
Recvd: 01/03/05 12:03 4 pgs
Fees:23.00 Taxes:184.63

20050103-0000471

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 28th day of December, 2004, by and between JAMIE PRIDE and BRIDGETTE PRIDE, HUSBAND AND WIFE, hereinafter called Grantors, and RICHARD D. COURE and KIMBERLY E. COURE, 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, JAMIE PRIDE and BRIDGETTE PRIDE, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto RICHARD D. COURE and KIMBERLY E. COURE, 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 unimproved property known as 3949 LLOYD ROAD, WHITES CREEK, TENNESSEE 37189.

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, to warrant and forever defend the title to said Grantees, her 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.

Jamie Pride by his attorney in fact Bridgette Pride
JAMIE PRIDE
Signature of Seller

Bridgette Pride
BRIDGETTE PRIDE
Signature of Seller

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

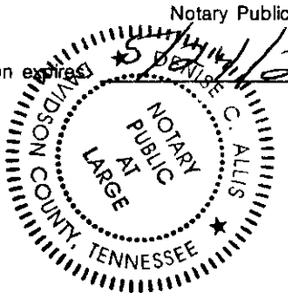
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIDGETTE PRIDE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that SHE executed the within instrument for the purpose therein contained.

Witness my hand, at office, this 28 day of December, 2004.

Denise C. Allis

Notary Public

My commission expires: 5/14/2008



ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **28th** day of **December, 2004** before me personally appeared BRIDGETTE PRIDE, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JAMIE PRIDE, and acknowledged that he/she executed the same as the free act and deed of said JAMIE PRIDE, PURSUANT TO POWER OF ATTORNEY OF RECORD IN INSTRUMENT NO. 20040103-0000470, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Witness my hand, at office, this **28th** day of **December, 2004.**

Notary Public

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

RICHARD D. COURE and KIMBERLY E. COURE, HUSBAND AND WIFE

6011 WESTFORK DRIVE
SMYRNA, TENNESSEE 37167

Property Address:

3949 LLOYD ROAD
WHITES CREEK, TENNESSEE 37189

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 48-04, PARCEL 1

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 **$49900** 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 28 day of **December, 2004.**

Notary Public

My Commission Expires: 5/24/2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 04-7528

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot 4 on the Plan of Ole Orchard, Phase I, which plat is of record in Instrument No. 20010705-0071806, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JAMIE PRIDE and BRIDGETTE PRIDE, HUSBAND AND WIFE, by Warranty Deed from COUNTRYMAID FARMS INCORPORATED, A TENNESSEE CORPORATION, of record at Instrument Number 20020116-0006700 , Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 48-04, PARCEL 1).

2. All matters as set forth on the Plan of Ole Orchard, Phase One, of record in Instrument No. 20010705-0071806, Register's Office for DAVIDSON County, Tennessee, which plan includes a 10-foot public utility and drainage easement along both side lines; and a 20-foot public utility and drainage easement along the front and rear lot lines.

3. Restrictive Covenants recorded in Instrument No. 20001206-0120282, Register's Office for DAVIDSON County, Tennessee.

4. First Amended Restrictive Covenants of record in Instrument No. 20010412-0036219, Register's Office for DAVIDSON County, Tennessee.

5. If improvements are completed after January 1st of any year the law requires supplemental assessment for the year in which improvements are completed as defined by Statute. The Company will assume no liability for taxes assessed by correction pursuant to the provisions of T.C.A. 67-5-603, et seq.