This Instrument Was Prepared By: **SIDWELL & BARRETT, P.C.**
121 1st Avenue South, Suite 200
Franklin TN 37064

Kirk C. Waite, Attorney
7123 Crossroads Boulevard
Suite A
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $207,500.00.

Affiant

Subscribed and sworn to before me
This 3rd Day of August, 2005.

Notary Public

My Commission Expires: 1/24/09

SUSAN B. BURKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 24, 2009

Davidson County DEEDWARR
Recvd: 08/12/05 14:55 2 pgs
Fees:13.00 Taxes:767.75
20050812-0095923

Address New Owner

Bernard T. Coutu
4961 Tulip Grove Lane
Hermitage, TN 37013

Send Tax Bills to:

New owner

Map-Parcel

86-4-0-B 29.co

086-040-B029.000

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good andValuable consideration, Kenneth Wesley Halters, an unmarried man, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Bernard T. Coutu, and Lise Paquin-Coutu, husband and wife, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County Tennessee, being Lot.No. 51 on the Plan of First Revision, Section Two, Sunset Oaks, of record in Plat Book 7900, Page 942, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth Wesley Halters, an unmarried man by deed from Larry A. Petty and wife, Laura A. Petty dated February 25, 2003, and filed February 2, 2003 of record in Instrument No. 20030226-0025397, Register's Office for Davidson County, Tennessee. This conveyance in made subject to:

1. County taxes for 2005 and subsequent years.
2. All matters set forth in Plat of record in Book 7900, Page 942, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants of record in Book 9082, page 567, Register's Office for Davidson County, Tennessee.
4. By-laws of record in Book 9082, page 589, Register's Office forDavidson County, Tennessee.
5. Charter of the Home Owners Association of record in Instrument No. 19991207-030671, Register's Office for Davidson County, Tennessee.

This is improved property known as: 4961 Tulip Grove Lane Hermitage, TN 37076

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; the Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 3rd day of August, 2005.

Kenneth Wesley Halters

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Stephanie M. Duncan, a Notary Public of the State and County aforesaid, personally appeared Kenneth Wesley Halters with whom I am personally acquainted, and who upon oath, acknowledged himself to be the within named bargainor, and that he as such executed the foregoing instrument for the purpose therein contained, by signing his name.

Witness my hand, at Brentwood, Tennessee, this 3rd day of August, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-25-06

STEPHANIE M. DUNCAN NOTARY PUBLIC AT LARGE My Comm. Exp. Nov. 25, 2006 DAVIDSON COUNTY, TN