24306

Davidson County DEEDWARR Recvd: 11/23/05 10:04 2 pgs Fees:13.00 Taxes:925.00 **20051123-0141588**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00 Carol Clawson Affiant Subscribed and sworn to before me, this 15th DAY OF November, 2005. Notary Public MY COMMISSION EXPIRES: 12/09/07 (AFFIX SEAL)

WARRANTY DEED

LAURA PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

P-TSS-05-0137 B

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexander Coure, Jr.	SunTrust Mortgage, Inc.	
137 Sterling Oaks Court	(NAME) 901 Semmes Avenue	172-05-0B-056.00CO
(ADDRESS) Brentwood, Tennessee 37027	(ADDRESS) Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DANIEL J. JURUSZ AND WIFE, KAREN M. JURUSZ, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ALEXANDER COURE, JR. AND WIFE, SEIGRID A. COURE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Sterling Oaks, Phase 1, as of record in Plat Book 8250, page 998, amending Plat Book 9700, page 770, 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 Daniel J. Jurusz and wife, Karen M. Jurusz by deed from Scott R. Pinckard and wife, Heather M. Pinckard filed for record on July 7, 2004 in Instrument No. 20040707-~~00800840~~ 0080840, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Book 10951, page 547; Book 11514, page 959; Book 10951, page 590; Plat Book 8250, page 998 and Plat Book 9700, page 770, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 137 Sterling Oaks Court, Brentwood, Tennessee 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 15th day of November, 2005.

Daniel J. Jurusz

Karen M. Jurusz

STATE OF Tennessee
COUNTY OF Davidson

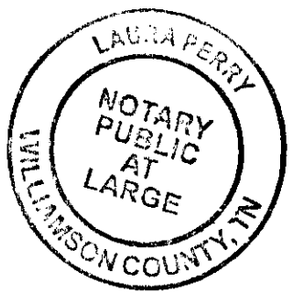
I, Laura Perry, a Notary Public of the County and State first above written, do hereby certify that Daniel J. Jurusz and wife, Karen M. Jurusz personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 15th day of November, 2005.

Notary Public

My Commission Expires: 12/09/07

(SEAL)



RETURN TO:

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959