Davidson County DEEDWARR
Recvd: 04/12/06 08:19 3 pgs
Fees:18.00 Taxes:111.00

20060412-0041832

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 7th day of April, 2006, by and between WILLIAM E. COURE, PERSONAL REPRESENTATIVE UNDER THE WILL OF THOMAS L. COURE, DECEASED, hereinafter called Grantors, and JANETH GARCIA, UNMARRIED, hereinafter called Grantee.

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, WILLIAM E. COURE, PERSONAL REPRESENTATIVE UNDER THE WILL OF THOMAS L. COURE, DECEASED, as Grantors, do hereby bargain, sell, transfer and convey unto JANETH GARCIA, UNMARRIED, hereinafter referred to as Grantee, her 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 73 ROBERTSON STREET, NASHVILLE, TENNESSEE 37210.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee 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, himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantee, her successors, heirs and assigns, against the lawful claims of all person whomsoever.

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

William E. Coure

WILLIAM E. COURE, PERSONAL REPRESENTATIVE UNDER THE WILL OF THOMAS L. COURE, DECEASED
Signature of Seller

_____

Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, WILLIAM E. COURE, PERSONAL REPRESENTATIVE UNDER THE WILL OF THOMAS L. COURE, DECEASED, 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 Madison, **TENNESSEE, this** 7th **day of April, 2006.**

Notary Public

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

JANETH GARCIA
69 Trimble St.
Nashville, Tn
37210

Property Address:

73 ROBERTSON STREET, NASHVILLE, TENNESSEE 37210
Person Responsible for Taxes:

Same.

Map & Parcel #: MAP 93-16, PARCEL 428

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 **30000** 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 7 day of **April, 2006.**

Notary Public

My Commission Expires: 5/24/2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 06-7777

EXHIBIT 'A'

Being the west 30 feet of Lot No. 2 of Block "F", on the Plan of Hermitage Addition, as of record in Book 57, page 43, Register's Office for said County.

Said part of said lot fronts 30 feet on the south side of Robertson Street, and runs back between parallel lines, 165 feet to an alley.

Being the same property conveyed to THOMAS L. COURE AND WIFE, MARY ELLA COURE, by Installment Deed from Concrete Products of Nashville, Inc., a Tennessee Corporation, of record in Book 3946, Page 609, Register's Office for DAVIDSON County, Tennessee. The said Mary Ella Coure having since died on October 15, 1979, and the property vested by operation of law in Thomas L. Coure, her surviving spouse. Thomas L. Coure a/k/a Thomas L. Coure, Sr., having since died on January 17, 2005, testate and unmarried, and by his Last Will and Testament, filed in the Circuit Court of the State of Tennessee, 20th Judicial District, Davidson County, Seventh Circuit, Probate Division, Docket Number 05P-1916, the property was devised to his 3 children, Thomas L. Coure, Jr., William E. Coure and Charles E. Coure; and by Order of said Court dated March 3, 2006, a copy of which is attached hereto, the Personal Representative, William E. Coure is hereby authorized to sell said property.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (MAP 93-16, PARCEL 428).

2. All matters as set forth on the Plan of the Hermitage Addition to Nashville, of record in Plat Book 57, page 43, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.