BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Davidson County DEEDWARR
Recvd: 07/17/06 09:24 2 pgs
Fees:13.00 Taxes:6012.50
20060717-0085405

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

Exp. 11/24/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,625,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of July, 2006.

Notary Public

My Commission Expires: _____

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Brian C. Coulter & Kristen B. Coulter	SAME	131-11-0-B 004.00
120 McArthur Ridge Court		
Nashville, TN 37220		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BOB HALEY**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **BRIAN C. COULTER AND WIFE, KRISTEN B. COULTER**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 as shown on the Final Plat for McArthur Court of record as Instrument No. 20031204-0174335, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Bob Haley by deed from McArthur Court, LLC, a Tennessee limited liability company, of record as Instrument No. 20040331-0036436, Register's Office for Davidson County, Tennessee.

The above described property is not the usual place of residence of the Grantor or his spouse.

This conveyance is made subject to:

1. 2006 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to

pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record as Instrument No. 20031204-0174335, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4911, page 599, said Register's Office.

4. Covenants, Conditions and Restrictions for McArthur Court Subdivision of record as Instrument No. 20031208-0175805, and as amended in Instrument No. 20040210-0015960, said Register's Office, including re-purchase option vested in developer if building permit is not obtained with in fourteen months of sale and construction is not complete with in two years thereafter.

5. Landscape Agreement of record as Instrument No. 20031008-0149134, said Register's Office.

6. Stormwater Detention Agreement of record as Instrument No. 20030819-0120015, said Register's Office.

7. Charter of McArthur Court Subdivision, Inc., of record as Instrument No. 20031212-0178567, Register's Office for said County.

8. By-Laws of McArthur Court Subdivision, Inc. of record as Instrument No. 20031218-0180476, said Register's Office.

9. All matters as shown on the Plan of record in Book 2133, pages 81 and 82, Register's Office for Davidson County, Tennessee. (as to the southwest portion of Lot)

10. Restrictive covenants of record in Book 2249, page 192, said Register's Office. (as to the southwest portion of Lot)

This is improved property known as 120 McArthur Ridge Court, Nashville, TN 37220.

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, his heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 14th day of July, 2006.

Bob Haley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BOB HALEY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of July, 2006.

Notary Public

My Commission Expires:

WESLEY D. TURNER
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2007

290704.1/2006140