Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $375,000.00

Courtney A Dodar
Affiant

Subscribed and sworn to before me, this 27th day of July 2006.

Carolyn A James
Notary Public
My commission expires: 11/22/08

CAROLYN A. JAMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 07/31/06 08:08 2 pgs
Fees:13.00 Taxes:1387.50
20060731-0091782

Address of New Owner:	Send Tax Bills to:	Tax Information
Richard V. Courtney 18013 Green Willow Dr. Baton Rouge, LA 70817	Same	143-060A/26.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Katherine E. Stephenson, a married person, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Richard V. Courtney and wife, Rhonda S. Courtney, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 26 on the Plan of Phase One of Harpeth Trace Estates of record in Book 5200 Page 125 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Katherine E. Kuhn by deed from Hal B. Johnson and wife Dona D. Johnson of record in Instrument No. 20020109-0003625 and Katherine E. Kuhn having quitclaimed her interest to her as a married person as Katherine E. Stephenson of record in Instrument No. 20040719-0085852 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2006 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Phase One of Harpeth Trace Estates of record in Book 5200 Page 125 Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 5120 Page 208 and amended in Book 5120 Page 918; Book 5178 Page 138; Book 5182 page 767; Book 5185 page 769; Book 5380 page 357 and in any allied instruments(s) referred to in said restrictions. 4) Charter of Harpeth Trace Estates Homeowner's Association of record in Book 5120 page 199 and amended in Book 6556 page 694 5) Overpass Construction Agreement of record in Book 5102 page 956

This property is improved property known as 112 Harpeth Trace Ct, Nashville, Tennessee 37221-0000

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 27 day of July, 2006.

Katherine E. Stephenson

John Stephenson

who joins in this conveyance for the sole
Purpose of conveying any marital interest he may have

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Katherine E. Stephenson and John Stephenson, the bargainor(s), 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 and official seal at Brentwood, Tennessee, this 27th day of July, 2006.

Notary Public

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

My Commission expires: 4/2/07

FILE NO: WG1439