THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
2525 West End Avenue, Suite 350
Nashville, TN 37203

Our File Number: 25523N

Davidson County DEEDWARR
Recvd: 10/05/06 11:00 2 pgs
Fees:13.00 Taxes:384.80
20061005-0123805

MAP/GROUP/PARCEL: 096-14-0-015.00

NEW OWNER'S NAME AND ADDRESS:
MARYANN KOLTER
2938 LAKELAND DRIVE
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, STEVEN M COUNCE, a married man, hereinafter called Grantor, does hereby transfer and convey unto, MARYANN KOLTER, an unmarried woman, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 414, on the Plan of Cloverhill, Section VII, as shown on plat of record in Plat Book 2133, page 92, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

The subject property is improved property known as 2938 LAKELAND DRIVE, Nashville, TN 37214.

BEING the same property conveyed to Grantor herein by deed of record in Instrument No. 20000719-0071442, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Kristen Counce, joins in this conveyance to convey any and all interest, marital or otherwise, in said property.

STEVEN M COUNCE

KRISTEN COUNCE

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned authority, STEVEN M COUNCE and KRISTEN COUNCE, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 26th day of September, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $104,000.00.

AFFIANT

Sworn to and subscribed before me, this the 26th day of September, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 12-30-08

LISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY