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Realty Title
Box 48B

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 $289,000.00

Affiant

Subscribed and sworn to before me, this 1st day of December 2006.

Notary Public
My commission expires: 7/24/2010

KAREN COLBERT
DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC

Davidson County DEEDWARR
Recvd: 12/06/06 14:04 2 pgs
Fees:13.00 Taxes:1069.30
20061206-0150952

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael Bechard 1253 West Running Brook Nashville TN 37209	Countrywide Home Loans Inc. P.O. Box 660694 Dallas, TX 75266-0694	114-7-B/97

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 James A. Koepke and wife, Ann Koepke, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Michael Bechard and wife, Stephanie Dalton-Bechard, 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:

LAND in Davidson County, Tennessee, being Lot No. 85, on the Plan of Section Four, Westchase, as shown on plat of record in Instrument No. 20040204-0013784, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to James A. Koepke and wife, Ann Koepke, in Instrument 20041027-0129211 recorded 10/27/2004, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) Real Estate taxes for the year 2007 and subsequent years. Tax Parcel No. 114-7-B/97 2) All matters shown on Plat recorded in Book 9700, page 521 and Instrument No. 20040204-0013784. 3) Easement(s) of record in Book 5222, page 720 and Book 8626, page 852 in the said Register's Office. 4) Easement(s) of record in Instrument Nos. 20021028-0131574 and 20021104-0134795 in the said Register's Office. 5) Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20021126-0146387, and in any allied instrument(s) referred to in said restrictions. 6) Agreement of record in Book 2484, page 315. 7) Title to that portion of the insured property within the bounds of creek. 8) Easement (s) to TVA, as set forth in instrument recorded in Book 751, page 374; Book 787, page 13 and 14. 9) Agreement for Outconveyances of record in Instrument No. 20021028-0131572.

This property is improved property known as 1253 West Running Brook, Nashville, Tennessee 37209

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 1 day of December, 2006.

James A. Koepke

Ann Koepke

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 James A. Koepke and Ann Koepke, 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 1st day of December, 2006.

Notary Public

My Commission expires: 11/22/08

CAROLYN A. JAMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

FILE NO: WG1545