WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 197,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 18TH DAY OF JANUARY, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7-24-10

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 06-01890 SHAUT NMA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Sara Shaut	Same	142-7F-41.00 CO
7252 Highway 70 South, Unit 1003		
Nashville, TN 37221		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MICHELLE L. PUYLEART NICOUD, AND HUSBAND, IAN B. NICOUD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

SARA SHAUT, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 7252 Highway 70 South, Unit 1003, Nashville, TN 37221

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 Our hand on the 18th day of January, 2007.

Michelle L. Puyleart Nicoud

Ian B. Nicoud

Davidson County DEEDWARR
Recvd: 01/23/07 10:34 2 pgs
Fees:13.00 Taxes:728.90

20070123-0009142

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, MICHELLE L. PUYLEART NICOUD AND IAN B. NICOUD, 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 18th day of January, 2007.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES MAY 14, 2008

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 41, UNIT 1003, BELLEVUE COMMONS TOWNHOMES, AS ESTABLISHED BY A MASTER DEED RECORDED AT INSTRUMENT NO. 20000720-0071772, RE-RECORDED AT INSTRUMENT NO. 20000828-0084760, AMENDED AT INSTRUMENT NO. 20060824-0104869, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MICHELLE L. PUYLEART AND IAN B. NICOUD AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM PULTE HOMES TENNESSEE LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP, RECORDED ON THE 19TH DAY OF JUNE, 2002 IN INSTRUMENT NO. 20020619-0074093, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. Michelle L. Puyleart and Ian B. Nicoud having since married. Michelle L. Puyleart is know known as Michelle L. Puyleart Nicoud.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.