WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/01/07 13:18 2 pgs
Fees:13.00 Taxes:2516.00
20070201-0013349

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $680,000.00.

Affiant

Subscribed and sworn to me on January 31, 2007.

NOTARY PUBLIC

My Commission Expires: 1/3/11

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Mark Couch and wife, Julie Couch 817 Saussy Court Nashville, TN 37205	Capital Bank & Trust Company 1808 West End Ave, Suite 600 Nashville, TN 37203	115-9-A-14.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Derek Dineen, an unmarried man, and June Cain, an unmarried woman, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Mark Couch and wife, Julie Couch, hereinafter called **"GRANTEES,"** their successors 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. 14, on the Plan of The Woods of West Meade, a Planned Unit Development, of record in Instrument No. 20031027-0157620, Register's Offfice for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Derek Dineen, unmarried and June Cain, unmarried by Warranty Deed dated March 3, 2005 from Old Hickory Real Estate Partners, a Tennessee general partnership of record as Instrument No. 20050304-0024454, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2007 Davidson County and subsequent taxes are assumed by the Grantees; and
2. All matters appearing on the plan of record in Instrument No. 20031027-0157620, Register's Office for Davidson County, Tennessee; and
3. Declaration of Covenants, Conditions and Restrictions, of The Woods of West Meade of record as Instrument No. 20030924-0141426, said Register's Office; and
4. Easement to Tennessee Electric Power Company of record in Book 787, Page 3, said Register's Office; and
5. Easement to Nashville Electric Company of record in Book 3251, Page 591 and Book 4558, Page 802, said Register's Office; and
6. Overhead line easement of record in Book 5523, Page 646 and Book 6230, Page 156, said Register's Office; and
7. Charter of The Woods of West Meade Homeowners' Association, Inc. of record as Instrument No. 20030305-0029209, said Register's Office; and
8. Stormwater Detention Agreement of record as Instrument No. 20030421-0052251, said Register's Office; and
9. Lack of direct access to Interstate 40 and right of access granted to the State of record in Book 3069, Page 491, said Register's Office; and
10. Access Easement Agreement of record as Instrument No. 20000225-0018499, said Register's Office; and
11. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 817 Saussy Court, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 hands on January 31, 2007.

Derek Dineen

June Cain 1/31/07

June Cain

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On January 31, 2007, before me personally appeared Derek Dineen, an unmarried man, and June Cain, an unmarried woman, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on January 31, 2007.

John Cobb Rochford

NOTARY PUBLIC

My Commission Expires: 1/3/11

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE