Return to:
LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $418,000.00.

Affiant

Subscribed and sworn to me on February 6, 2007.

NOTARY PUBLIC
My Commission Expires:

Davidson County DEEDWARR
Recvd: 02/09/07 13:52 2 pg
Fees:13.00 Taxes:1546.60
20070209-0017273

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Law Office of John Cobb Rochford, PLLC
2200 Abbott Martin Road, Ste. 201
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Rodney Cearley and Avery Rice 4708 Utah Avenue Nashville, TN 37209	SunTrust Mortgage, Inc. PO Box 79041 Baltimore, MD 21279-0041	Map & Parcel 103-3-223

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, Mark B. Couch, married, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Rodney J. Cearley, unmarried, and Avery M. Rice, unmarried, as tenants in common with right of survivorship, 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. 11, Block 5 as shown on the map entitled Sylvan Park, of record in Plat Book 332, Page 104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Mark B. Couch, an unmarried man (having since married) by Warranty Deed dated February 26, 2004 of record as Instrument No. 20040301-0023140, said Register's Office.
>
> 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. Matters shown of record in Plat Book 332, page 104, in the Register's Office for Davidson County, Tennessee; and
> 3. 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 4708 Utah Avenue, Nashville, TN 37219.

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 GRANTOR does covenant with the said GRANTEES that he is 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; and GRANTOR does further covenant and bind himself, his 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.

Julie Couch, spouse of Mark B. Couch, joins in this conveyance for the purpose of transferring any marital interest she may have in the property.

WITNESS our hands on February 6, 2007.

Mark B. Couch

Julie Couch

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On February 6, 2007, before me personally appeared Mark B. Couch and Julie Couch, 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 February 6, 2007.

NOTARY PUBLIC

My Commission Expires: 1/3/11

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE