After Recording Return to
Nations Title Agency, Inc
10579 Cedar Grove Road
Suite 140
Smyrna, TN 37167
07TN00257

Davidson County DEEDWARR
Recvd: 04/09/07 12:09 2 pgs
Fees:13.00 Taxes:872.82
20070409-0041690

Prepared By
Infinity Title, LLC
402 BNA Drive, Suite 401
Nashville, TN 37217
07-0473

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$235,898.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th day of March, 2007.

Notary Public

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
OF RUTHERFORD
MY COMMISSION EXPIRES: 8-16-08

Commission Expiration: 8/16/08

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Ronald Cousin 1009 Pinot Chase Antioch, TN 37013	United Capital Mortgage 2035 Lakeside Centre Way, Ste 140, Knoxville, TN 37922	173040A33400CO

WARRANTY DEED

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

Charles L. Barroll Jr. and wife, Llora O. Darrah

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ronald Cousin and wife, Melissa Cousin

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

Land in Davidson County, Tennessee, Being Lot No. 304 on the Plan of Final Plat, Section Four Oak Highlands, a Planned Unit Development of record in Instrument Number 20040128-0010661, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Charles L. Barroll Jr. and wife, Llora O. Darrah on 07/20/2005, by deed from S & Y Construction, Inc., filed for record on 07/26/2005, in Instrument Number 20050726-0086966, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to S & Y Construction on 02/17/2005, by deed from Pine Oaks Two LLP a/k/a Pine Oaks Properties Two, G.P., filed for record on 02/25/2005, in Instrument Number 20050225-0021022, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **1009 Pinot Chase Antioch, TN 37013**

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 heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 29 day of March, 2007.

Charles L. Barroll Jr.

Llora O. Darrah

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles L. Barroll Jr and Llora O. Darrah, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee this 29 day of March, 2007.

Notary Public

Commission Expiration: 7-24-07

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY