WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $225,000.00.

Affiant

Subscribed and sworn to me on April 12, 2007.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 04/19/07 12:10 2 pgs
Fees:13.00 Taxes:1202.50

20070419-0046878

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22377SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Travis F. McClain Lindsay N. Yegan 3821 Dartmouth Avenue Nashville, TN 37215	Countrywide Home Loans 801 Crescent Center Dr. #510 Franklin, TN 37067	116-8-118

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, David Oldfield Corts and wife, Heather Forte Corts, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Travis F. McClain and Lindsay N. Yegan, hereinafter called **"GRANTEES,"** 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. 11, of Block "C" on the Plan of Woodmont Lane Homesites Subdivision, as of record in Plat Book 1130, page 13, 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 David Oldfield Corts and wife, Heather Forte Corts by deed from Michael A. Soares and wife, Jennifer D. Soares, of record as Instrument No. 20030819-0120272, 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 taxes which have been prorated by the parties and assumed by the Grantees; and
2. 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; and
3. Matters shown on plan of record in Plat Book 1130, page 13, Register's Office for Davidson County, Tennessee.
4. Contract relative to water rights, etc., as set out in the agreement between Nashville Water Company, Inc. and Al Feldman, of record in Book 1021, page 420, Register's Office for Davidson County, Tennessee.
5. Easement for the flow of the waters of any creeks or streams and the rights of the public therein.

6. Rights of upper and lower riparian owners in and to the waters of any creeks or streams flowing through the subject property, and the natural flow thereof, free from diminution or pollution.
7. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of any creeks or streams.

This property is also known as improved property located at 3821 Dartmouth Avenue, Nashville, TN 37215.

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 GRANTORS do covenant with the said GRANTEES that they 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; 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 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 our hands on April 12, 2007.

David Oldfield Corts

Heather Forte Corts

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 12, 2007, before me personally appeared David Oldfield Corts and Heather Forte Corts to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on April 12, 2007.

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AT LARGE
Todd A. Bricker
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