Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #07-1083

Davidson County DEEDWARR
Recvd: 04/30/07 12:24 2 pgs
Fees:13.00 Taxes:1472.60
20070430-0051117

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard V. Courtney, and Rhonda S. Courtney**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Versus Properties, LLC,** , , hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being Lot No. 26 on the Plan of Phase One of Harpeth Trace Estates of record in Book 5200 Page 125 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Richard V. Courtney and wife, Rhonda S. Courtney by deed from Katherine E. Stephenson dated July 27, 2006 of record in Inst. No. 20060731-0091782, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan of record as Book 5200, page 125, RODC, and to applicable easements and restrictions of record, including Restrictions of record in Book 5120, pg. 208, Book 5120, pg. 918, Book 5178, pg. 138, Book 5182, pg. 767, Book 5185, pg. 769, and Book 5380, pg. 357, RODC, Charter of Homeowner's Association of record in Book 5120, pg. 199, and Book 6556, pg. 694, RODC, Overpass Construction Agreement of record in Book 5102, pg. 956, RODC, and Property Taxes for the current year which have been prorated between the parties and become due and payable October 1, 2007.;

This is improved property, known as: 112 Harpeth Trace Court, 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 18 day of April, 2007

Richard V. Courtney

Rhonda S. Courtney

State of Tennessee)
County of Davidson)

On this 18 day of April, 2007, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Richard V. Courtney and Rhonda S. Courtney, the bargainor(s), 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 the execution as a free act and deed.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 398,000.00.

Affiant

Sworn and subscribed before me on this the 18 day of April, 2007.

KENNETH M. ALLEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Versus Properties, LLC 112 Harpeth Trace Ct. Nashville TN 37221	Same address as new owner	43 06 0A 026.00CO