WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $157,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 6TH DAY OF JULY, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES MAY 14, 2008

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-02196 KOUNS NMA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Tracy Kouns	Same	133-010 350.00
423 McClellan Avenue	142 21st Avenue East, Apt 3	
Nashville, TN 37211	Seattle WA 98112	

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

MERIDIAN CONSTRUCTION COMPANY, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

TRACY KOUNS, AN UNMARRIED WOMAN

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

SEE EXHIBIT "A"

This is improved property known as 423 McClellan Avenue, Nashville, TN 37211

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its 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 its hand on the 6th day of July, 2007.

Meridian Construction Company, LLC

BY: _____

By: Shane Teeters, Authorized Member

Davidson County DEEDWARR
Recvd: 07/13/07 14:11 2 pgs
Fees:13.00 Taxes:580.90

20070713-0083818

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Shane Teeters, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself to be the Authorized Member of MERIDIAN CONSTRUCTION COMPANY, LLC, the within named barganor, a corporation, and that Shane Teeters, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 6th day of July, 2007.

Notary Public _____

My Commission Expires: _____

JIM R. VANDERPOOL STATE OF TENNESEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES MAY 14, 2008

EXHIBIT A - LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT: BEING THE NORTH 120 FEET OF LOT NO. 17 ON RADNOR TERRACE SUBDIVISION, OF RECORD IN BOOK 421, PAGE 58, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF SAID LOT FRONTS 50 FEET ON THE SOUTHERLY SIDE OF RADNOR TERRACE, FORMERLY MCCLELLAN AVENUE, AND RUN BACK BETWEEN PARALLEL LINES 120 FEET TO A DEAD LINE.

BEING PART OF THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM ROY S. JONES, MARRIED TO MERIDIAN CONSTRUCTION COMPANY, LLC AS RECORDED ON THE 28TH DAY OF FEBRUARY, 2007 IN INSTRUMENT NO. 20070228-0024923; PART OF WARRANTY DEED FROM WILLIAM H. BAIRD TO ROY S. JONES AS RECORDED ON THE 5TH DAY OF OCTOBER, 2006 IN INSTRUMENT NO. 20061005-0124084; PART OF QUITCLAIM DEED FROM SHARON J. HICKS TO WILLIAM H. BAIRD AS RECORDED ON THE 3RD DAY OF DECEMBER, 2001 IN INSTRUMENT NO. 20011203-0132065 AND PART OF WARRANTY DEED FROM WILLIAM L. BROWN AND WIFE, LIDDIE J. BROWN (DECEASED) TO JAMES L. HICKS AND WIFE, SHARON J. HICKS AS RECORDED ON THE 5TH DAY OF FEBRUARY, 1986 IN BOOK 6777, PAGE 261, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.