PU to:

Southern Land Title & Escrow
934 Oldham Dr., Suite 100-A
Nolensville, TN 37135
Phone: 615-776-7461

#534

WARRANTY DEED

G-VRE-07-5040

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~110,000.00~~

Affiant

Subscribed and sworn to before me, this 17th DAY OF Aug[illegible]2007

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JUDY PAINTER ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 22, 2011

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Oscar Edgar	First Community Mtg. Inc. (NAME)	
504 Barclay Square Court	1610 S. Church Street Ste A.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	M'Boro, TN 37130	149-9-164
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RONALD E. COUSIN AND WIFE MELISSA DAWN COUSIN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto OSCAR EDGAR, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 61, BARCLAY SQUARE, SECTION 3, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4675, PAGE 154, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO RONALD E. COUSIN AND WIFE, MELISSA DAWN COUSIN BY WARRANTY DEED FROM MICHAEL L. GARLAND, RECORDED ON THE 30TH DAY OF SEPTEMBER, 1993 IN BOOK 9098, PAGE 95, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 504 Barclay Square Court, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 08/23/07 15:50 2 pgs
Fees:13.00 Taxes:410.33

20070823-0101164

Witness my/our hand(s) this 17th day of August, 2007.

Ronald E. Cousin

Melissa Dawn Cousin

By: _____
Attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ~~Ronald E. Cousin and~~ Melissa Dawn Cousin, the within named bargainor, 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, this the 17th day of August, 2007.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

~~RETURN TO:~~
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
~~Phone: (615)383-2903~~

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared befofe me, the undersigned, a Notary Public in and for said County and State, Melissa Dawn Cousin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ronald E. Cousin and who acknowledged he/she/they executed the same as the free act and deed of the said Ronald E. Cousin.

Witness my hand and official seal, this the 17th day of August, 2007.

Notary Public

My Commission Expires: 7-24-10

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.