THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27060-09-2007** **Record & Return To:** **Lawyers Escrow Services** **2021 Richard Jones Road, Suite 220** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $470,000.00. Affiant Subscribed and sworn to before me this 18th day of January, 2008. Notary Public My Commission Expires: My Commission Expires JULY 5, 2011

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Maximum Principal Indebtedness for Tennessee Recording Tax PLEASE RETURN Suite 220

WARRANTY DEED

Address New Owner: Michael Laposata, Martha E. Laposata 2110 Westwood Avenue Nashville, TN 37212	**Send Tax Bills To:** Suntrust Mortgage Inc. P.O. Box 79041 Baltimore, MD 21279-0041	**Tax Information:** Map and Parcel No.: 104150345.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard G. Courtney and wife, Elizabeth S. Courtney**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Laposata and wife, Martha E. Laposata** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2110 Westwood Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Elizabeth Courtney, spouse of Richard Courtney, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to Richard Courtney.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of January, 2008.

Richard G. Courtney

Elizabeth S. Courtney

Davidson County DEEDWARR
Recvd: 01/23/08 12:02 2 pgs
Fees:13.00 Taxes:1739.00
20080123-0007076

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Richard G. Courtney and Elizabeth S. Courtney**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of October, 2008.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly 75 feet of Lot No. 68 on the plan of Belair, as of record in Book 332, page 6, Register's Office for said County. Said easterly part of Lot No. 68 fronts 75 feet on the northerly side of Westwood Avenue, and runs back between parallel lines, with the westerly margin of an alley, 185 feet to an alley in the rear. Together with that portion of Alley No. 815 included in said property which was closed by Metropolitan County Council Bill No. 91-79, County Clerk's office for Davidson County, Tennessee.

Being the same property conveyed to Richard G. Courtney, married, by deed dated January 28, 2005 from Robert S, Huie, a single person, of record in Instrument No. 20050202-0012439, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Restrictive covenants contained in an instrument of record in Book 638, page 526, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 332, page 6, Register's Office for Davidson County, Tennessee.