WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 149,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of May, 2008

Notary Public:

MY COMMISSION EXPIRES: 3/29/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Susan L. Couch	USAA Federal Savings Bank	Parcel ID:
4984 Alexis Drive	10750 McDermott Freeway	173040A17000CO
Antioch, TN 37013	San Antonio, TX 78288	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Todd Lyda and James Michael Lyda, both unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Susan L. Couch

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 170, on the Plan of Phase I, Oak Highlands, of record in Plat Book 6900, Pages 432 through 435, Register's Office for Davidson County ,TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Todd Lyda and James Michael Lyda by deed from Brett D. Warren and wife, Raquel Warren, of record in Instrument 20030602-0074803 and re-recorded in Instrument 20030711-0096344, dated May 30, 2003, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7350, Page 24; Book 7367, Page 587; Book 8765, Page 77; Book 10181, Page 986; Book 10548, Page 501; Book 10548, Page 503; Instrument 20000280042354; Instrument 20020725-0089130; Instrument 20020725-0089131; Book 7367, Page 615; and Book 8765, Page 90; and (3) Ingress and Egress Easement of record in Book 1318, page 518, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4984 Alexis Drive, Antioch, TN 37013

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 we do covenant with the said GRANTEES 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 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 this 20th day of May, 2008.

Todd Lyda

James Michael Lyda

Davidson County DEEDWARR
Recvd: 05/21/08 08:29 3 pgs
Fees:18.00 Taxes:551.30
20080521-0051882

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Todd Lyda and James Michael Lyda, 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 at Nashville, Tennessee, this 20th day of May, 2008.

My Commission Expires: 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 3/29/11.

