THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28059-09-2008** **Record & Return To:** **Riney Title and Escrow LLC** **7003 Chadwick Drive** **Brentwood, TN 37027**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $605,000.00. Affiant Subscribed and sworn to before me this 27th day of October, 2008. Notary Public My Commission Expires: 1-20-2009

Davidson County DEEDWARR
Recvd: 10/29/08 10:41 2 pgs
Fees:13.00 Taxes:2238.50
20081029-0107831

Lauren M Rickels
STATE OF TN NOTARY PUBLIC
Williamson County

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Bobby G. Rouse, Sr. 4310 Lone Oak Road B Nashville, TN 37215	Countrywide Bank, FSB PO Box 10423 Van Nuys, CA 91410-0423	Map and Parcel No.: 13107ON002.00CO

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, **Elizabeth Ann Jackson, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bobby G. Rouse, Sr. and wife, Denise Elizabeth Rouse** ("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 4310 B Lone Oak Road, Nashville, TN 37215

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.

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 27th day of October, 2008.

Elizabeth Ann Jackson

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 27th 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 Unit No. B, together with the appurtenant interest in the common elements of Riched Townhomes, a horizontal property regime with private elements established by Declaration of record in Instrument No. 20061222-0158540, Register's Office for Davidson County, Tennessee said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration and being located upon Lot No. 2 on the Plan of Lone Oak Court of record in Plat Book 3300, page 67, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael A. Leech and wife, Elizabeth J. Leech by deed dated September 26, 2007 from Riched, a Tennessee General Partnership of record in Instrument No. 20070927-0115309, Register's Office for Davidson County, Tennessee. The parties have since divorced, and Elizabeth J. Leech was restored to her maiden name of Elizabeth Ann Jackson pursuant to the final decree of divorce entered in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 08D-88. Property conveyed to Elizabeth Ann Jackson by Quitclaim Deed dated June 2, 2008 from Michael Anthony Leech, of record in Instrument Number 20081029-0107830, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Riched Townhomes, of record in Instrument No. 20061222-0158540, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 3300, page 67, Register's Office for Davidson County, Tennessee.