WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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

Robert J Coombs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2009

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(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:
Kosintara Morrakot	PrimeLending	Parcel ID:
404 Quanto Court	18111 Preston Rd., Ste 900	05305002900
Madison, TN 37115	Dallas, TX 75252	

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

Robert J. Coombs and wife, Linda H. Coombs

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Kosintara Morrakot, unmarried
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. 121, on the Plan of Section 3, Sequoia Valley, of record in Book 4460, Page 83, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin in the northerly margin of Quanto Court being the common corner of Lots 121 and 122; thence N. 29 deg. 21' W. 198.3 feet to an iron pin; thence N. 70 deg. 29' E. 99.5 feet to an iron pin; thence S. 29 deg. 21' E. 131.3 feet to the northerly margin of Quanto Court; thence with the curve of the cul-de-sac curve of Quanto Court southerly 52.4 feet to a concrete monument; thence continuing with said curve of said court in a southwesterly direction 52.4 feet to a concrete monument; thence continuing westerly 11.4 feet to the point of beginning.

Being the same property conveyed to Robert J. Coombs and wife, Linda H. Coombs, by deed from Gene E. Tidwell and wife, Bobbie J. Tidwell, of record in Book 4762, Page 778, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 4598, Page 384, said Register's Office.

This conveyance is made subject to: (1) 2009 Taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4460, Page 83, 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 404 Quanto Court, Madison, TN 37115

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 30th day of April, 2009.

Robert J. Coombs

Linda H. Coombs

BILL GARRETT, Davidson County
Trans:T20090030055 DEEDWARR
Recvd: 05/06/09 11:24 2 pgs
Fees:13.00 Taxes:580.90
20090506-0041597

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 Robert J. Coombs and Linda H. Coombs, 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 and official seal at Nashville, Tennessee, this 30th day of April, 2009.

My Commission Expires: 11.22.10

Notary Public

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STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.