THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 09-2279

BILL GARRETT, Davidson County
Trans:T20090066752 DEEDWARR
Recvd: 10/01/09 10:14 2 pgs
Fees:13.00 Taxes:858.40
20091001-0091076

Property Address: 1906 Holly Street, Nashville, TN 37206

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Kyle Kouri, a married man and wife, Linda Kouri**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **Joseph B. Crace, Jr. and ~~wife~~ Deirdre Anne Crace**** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

husband and wife

Being Lot No. 103, on the Plan of Priest Home Place, of record in Book 161, page 102, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kyle Kouri, a married man and wife, Linda Kouri, by Warranty Deed from Carrie B. Steele, unmarried, dated June 26, 2006 and recorded on July 6, 2006, of record in Instrument Number 20060706-0080928, said Register's Office for Davidson County, Tennessee.

Property is known as 1906 Holly Street/ Nashville, Tennessee 37206.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2009 shall be [**X**] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [**X**] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $232,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantors' hands this 30th day of September, 2009.

_____{Seal}
Kyle Kouri

Linda Kouri {Seal}
Linda Kouri

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of September, 2009, before me the undersigned officer, personally appeared Kyle Kouri and Linda Kouri, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

_____
Notary Public

My Commission expires: 5/18/2012

ROBIN DUBRAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transaction is $232,000.00.

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF SEPTEMBER, 2009.

_____
Notary Public

MY COMMISSION EXPIRES: 10/17/09

(AFFIX SEAL)

JENNA WILLMS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY, TENN.

SEND TAX STATEMENTS TO:
Map/ Parcel: 083-14-0-079.00

Pinnacle National Bank

211 Commerce Street, Suite 300

Nashville, TN 37201

Address - New Owner:

Joseph B. Crace, Jr.
1906 Holly Street
Nashville, TN 37206