WARRANTY DEED

G-VRE-09-415-PH6

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF September, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| David W. Coulam | CitiMortgage | |
| 415 Church Street #PH6 (ADDRESS) | (NAME) 1000 Technology Drive (ADDRESS) | |
| Nashville, TN 37219 (CITY) (STATE) (ZIP) | O'Fallon, MO 63368 (CITY) (STATE) (ZIP) | 93-6-1-J-308.00 CO |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TENNESSEE CAPITAL COMPANY, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID W. COULAM AND LUCY A. VISCEGLIA, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT PH6, VIRIDIAN, A CONDOMINIUM, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20061004-0122833, AMENDED IN INSTRUMENT NOS. 20061004-0122834 AND 20070711-0082578, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO TENNESSEE CAPITAL DEVELOPMENT COMPANY, LLC BY WARRANTY DEED FROM VIRIDIAN DEVELOPMENT COMPANY, LLC RECORDED JANUARY 26, 2007 IN INSTRUMENT NO. 20070126-0011189, CORRECTED BY DEED OF CORRECTION RECORDED IN INSTRUMENT NO. 20090122-0005367, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 7423, PAGE 374; 9208, PAGE 613 INSTRUMENT NO. 20061004-0122833; 20061004-0122834 AND 20070711-0082578; CHARTER OF HOA IN INSTRUMENT NO. 20061004-0122835; EASEMENTS IN INSTRUMENT NO. 20060928-0120211; 20041103-0132451; 20041103-0132452; AGREEMENTS IN INSTRUMENT NO. 20040916-0111454; 20060928-0120212; 20060928-0120210; 20000815-0080915 AND 20020626-0076795; AFFIDAVIT IN INSTRUMENT NO. 20061004-0122836; ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 415 Church Street #PH6, Nashville, Tennessee 37219
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20090067257 DEEDWARR
Recvd: 10/02/09 13:53 2 pgs
Fees:13.00 Taxes:3330.00

20091002-0091758

Witness my/our hand(s) this 29th day of September, 2009.

Tennessee Capital Company, LLC

BY: Doug Horne
Douglas A. Horne, Chief Manager

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of September, 2009, before me personally appeared Douglas A. Horne, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Chief Manager of Tennessee Capital Company, LLC, the within named bargainor, a limited liability company, and that he/she as such Chief Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of September, 2009.

Notary Public

My Commission Expires: 7-24-10

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

**RETURN TO:**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903