RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 09102239

BILL GARRETT, Davidson County
Trans:T20090082734 DEEDWARR
Recvd: 12/07/09 15:30 2 pgs
Fees:13.00 Taxes:2035.00
20091207-0112024

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $550,000.00.

Jason Chaffin
Affiant

Subscribed and sworn to before me, this 1st day of December, 2009.

Mitchell A Watts
Notary Public
My Commission Expires: 8. 20. 13

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David A. Cour and Kathryn S. Cour 3503 Foxhall Road Nashville TN 37215	New Owner	Tax Parcel ID No. 11705011400

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, **Dewitt Dawkins and wife, Lauren Dawkins, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David A. Cour and wife, Kathryn S. Cour,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 16 to 19, inclusive, of Block "A" on the unrecorded plan of Woodmont Boulevard Tract, a subdivision of the Life & Casualty Insurance Company, described according to a copy of a survey thereof made June 29, 1935, by Z. J. Wilkinson, Surveyor, as follows: Beginning on the westerly margin of Foxhall Road, the common corner of Lot No. 15 and 16, said point also being 225 feet south of the southwest intersection of said road and Woodmont Boulevard, thence with the line between Lot No. 15 and 16, westerly 153.3 feet to a point; thence southerly 100 feet to the common corner of Lot Nos. 19 and 20 on said plan; thence with the line between said lots easterly 152.5 feet to the westerly margin of Foxhall Road; thence with the margin of the same northerly 100 feet to the point of beginning. Being the same property conveyed to Dewitt Dawkins and wife, Lauren Dawkins by General Warranty Deed from Stephen Gregory Cope and wife, Beatrice L. Cope, recorded on the 20th day of May, 2004 in Instrument No. 20040520-0059426, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

This is improved property located at 3503 Foxhall Road Nashville TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 1st day of December, 2009.

Dewitt Dawkins

Lauren Dawkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dewitt Dawkins and Lauren Dawkins, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of December, 2009.

Notary Public

My Commission Expires: 11/22/10

