THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20090084002 DEEDWARR
Recvd: 12/14/09 11:19 2 pgs
Fees:13.00 Taxes:1313.50
20091214-0113719

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 $***355,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of December, 2009.

Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER

Christal M. Herron
4603 Nebraska Avenue
Nashville, Tennessee 37209

SEND TAX BILLS TO

SAME

MAP & PARCEL NOS.

MAP 103-04-0
PARCEL 203.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Fifty Five Thousand and 00/100 Dollars ($***355,000.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, David A. Cour and wife, Kathryn S. Cour, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Christal M. Herron, unmarried, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 1 on the Plan of Spencer Subdivision of record in Book 6050, page 366, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to David A. Cour and Kathryn S. Cour, husband and wife, by Warranty Deed dated May 17, 2004, from Robert S. Black and Kelley Jones Black, husband and wife, of record as Instrument No. 20040610-0068532 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4603 Nebraska Avenue, Nashville, Tennessee 32709.

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, her heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for 2010 and all future years; the current year taxes having been prorated between the parties herein.

2. Matters, if any, shown on the Plan of Spencer Subdivision of record in Book 6050, page 366, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF we have hereunto set our hands on this the 2nd day of December, 2009.

David A. Cour

Kathryn S. Cour

By: David A. Cour
Attorney in Fact

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 David A. Cour, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of December, 2009.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, David A. Cour, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Kathryn S. Cour and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Kathryn S. Cour.

Witness my hand and official seal this 2nd day of December, 2009.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY