BOX 10-B

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9TH DAY OF JULY, 2012.

Notary Public

MY COMMISSION EXPIRES: May 5, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES O. OATSVALL, SR., ET UX	**SAME**	**043-14-0-022.00**
(NAME) **663 OLD HICKORY BLVD.**	(NAME) **6010 BENDERS FERRY RD.**	
(ADDRESS) **MADISON, TN 37115**	(ADDRESS) **MT. JULIET, TN 37122-5070**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120050432 DEEDWARR
Recvd: 07/09/12 15:27 2 pgs
Fees:13.00 Taxes:131.35
20120709-0060271

WARRANTY DEED

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, **COVENANT I, LLC, A TENNESSEE LIMTIED LIABILITY COMPANY,** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES O. OATSVALL, SR. AND WIFE, JEAN Y. OATSVALL,** 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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section One, Luther & Ruby Youngblood Subdivision, of record in Plat Book 8250, page 229, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

As part of this conveyance, a Permanent Driveway Easement is hereby conveyed with said lot, this being part of Lots 2 and 1 shared property line entering for the rear of said lots, for the purpose of ingress and egress of Lot One, and having shared maintenance of such driveway.

Being the same property conveyed to COVENANT I, LLC by deed from The Secretary of Housing and Urban Development, of Washington, D.C., of record as Instrument No. 20110303-0016949, dated February 28, 2011, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Plat Book 8250, page 229, and any and all easements, conditions and restrictions, which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **663 OLD HICKORY BLVD. (a/k/a 663 E. OLD HICKORY BLVD.), MADISON, TN 37115**

(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 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 9th day of JULY, 2012.

COVENANT I, LLC

By: K. Ann James, Manager

By: Richard L. Escue, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **K. ANN JAMES AND RICHARD L. ESCUE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Managers of **COVENANT I, LLC,** the within-named bargainor, a Tennessee Limited Liability Company and that they as such Managers, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **COVENANT I, LLC,** by themselves as such Managers.

Witness my hand and official seal at Nashville, Tennessee this **9th** day of **JULY, 2012.**

My Commission expires: MAY 5, 2015

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON