

This Instrument Prepared By:  
**J. TERRY PITTS**  
60 Germantown Court, Suite 101  
Cordova, TN 38018  
(901) 756-4063

## WARRANTY DEED

**THIS INDENTURE**, made and entered into on this 2nd day of June,  
20 06, by and between **DAVID V. COUCH**

Grantor(s), party of the first part, and **RICHARD L. LYNCH, JR.**

Grantee(s), party of the second part,

**WITNESSETH:** That for and in consideration of Ten Dollars (\$10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Shelby, State of Tennessee, and in the County of DeSoto, State of Mississippi:

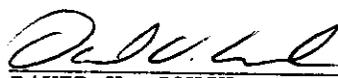
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except 2006 City of Olive Branch, MS taxes and 2006 DeSoto County, MS taxes, not yet due and payable and 2006 City of Memphis taxes and 2006 Shelby County taxes, not yet due and payable. and that the title and quiet possession thereto it will warranty and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

**WITNESS** the signature of the party of the first party (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

  
\_\_\_\_\_  
DAVID V. COUCH

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared DAVID V. COUCH

to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 2nd day of June, 2006.

My Commission Expires:

12/08



Tami Badgett

Notary Public

PROPERTY ADDRESS:

5641-5671, 5675 & 5679 Pidgeon Roost Road  
Shelby County, TN and DeSoto County, MS

OWNER & ADDRESS:

RICHARD L. LYNCH, JR.  
5170 Sanderlin Avenue, Suite 201  
Memphis, TN 38117-4360  
(901) 763-0160

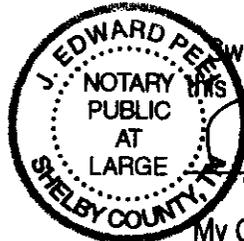
MAIL TAX BILLS TO:

RICHARD L. LYNCH, JR.  
5170 Sanderlin Avenue, Suite 201  
Memphis, TN 38117-4360

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is \$ 682,215.74 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

CR Schott

Affiant



worn to and subscribed before me this 2nd day of June, 2006

J. Edward Peel

Notary Public

My Commission Expires:

June 21, 2006

RETURN TO:

J. EDWARD PEEL  
5170 Sanderlin Avenue, Suite 201  
Memphis, TN 38117

TAX PARCEL NO.: 094-200-00001520, 094-200-00001530 & D02-540-0000152L as to TN property  
1.06.4.18.00.0.00010.00 as to MS property

FILE NO.: UP-5696

Grantee:  
David Couch  
9950 Center Hill Road  
Collierville, TN 38017  
(901) 277-8282

## EXHIBIT "A"

Beginning at the southeast corner of the southwest  $\frac{1}{4}$  of Section 18, Township 1 South, Range 6 West; thence proceed North 89 degrees 25 minutes 50 seconds West, along the southerly line of said southwest  $\frac{1}{4}$ , Section 18, a distance of 295.65 feet to a point in the easterly line of U.S. Highway 78; thence proceed along said easterly line of U.S. Highway 78 the following courses; North 30 degrees 32 minutes 22 seconds West a distance of 795.90 feet; North 21 degrees 17 minutes 25 seconds West a distance of 304.14 feet; North 31 degrees 09 minutes 25 seconds West, passing the Mississippi/Tennessee state line at 230.71 feet, a total distance of 285.68 feet to a point, said point being the southwesterly corner of Pamela Couch 4.86 acre tract (GJ 9860); thence proceed North 47 degrees 05 minutes 43 seconds East, along Pamela Couch's southerly line, a distance of 669.77 feet to a point in Pidgeon Roost Road; thence proceed along said Pidgeon Roost Road the following courses: South 45 degrees 38 minutes 24 seconds East a distance of 35.56 feet to a point of curvature; a curve to the left, having an angle of 12 degrees 57 minutes 05 seconds and a radius of 450.00 feet to a point of tangency; South 58 degrees 35 minutes 28 seconds East a distance of 70.42 to a point of curvature; a curve to the left, having an angle of 22 degrees 08 minutes 33 seconds and a radius of 175.00 feet, an arc distance of 76.63 feet to a point of tangency; South 78 degrees 29 minutes 56 seconds East a distance of 275.72 feet to a found railroad spike in the centerline of Pidgeon Roost Road; thence proceed South 00 degrees 56 minutes 44 seconds West, passing said state line at 287.57, then along the quarter section line of said Section 18, a total distance of 1463.73 feet to the point of beginning.

Being all and the same property as conveyed to Grantor herein by Quit Claim Deed of record by Instrument Number 06090020, in the Register's Office of Shelby County, Tennessee and being all and the same property as conveyed to Grantor herein by Quit Claim Deed of record in Book 309, Page 664, in the DeSoto County Chancery Court Clerks office.

The above referenced property is conveyed subject to Easements of record by Instrument Number G5 7330, in the Register's Office of Shelby County, Tennessee; Terms and Conditions of Lease of record by Memorandum of Lease of record by Instrument Number KT 6947, as amended by Instrument Number 02099851, and supplemented by Instrument Number 03058754; Terms of Site Lease Agreement of record by Instrument Number LA 5388 and Terms and Conditions of Master Tower Lease of record by Instrument Number LF 1527, all in the Register's Office of Shelby County, Tennessee. Easements of record in Book 70, Page 70; Book 70, Page 385; Book 72, Page 214; Book 170, Page 112; supplemented in Book 338, Page 427, as assigned in Book 418, Page 551; Book 440, Page 342 and in Book 486, Page 30, all in the DeSoto County Chancery Court Clerks Office.

**AFFIDAVIT  
(TENNESSEE TRANSFER TAX)**

STATE OF TENNESSEE

COUNTY OF SHELBY

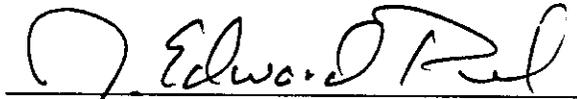
Before me, the undersigned Notary Public in and for said County and State, personally appeared **RICHARD L. LYNCH, JR.**, being duly sworn, depose(s) and say(s):

1. Affiant is familiar with the matters set forth herein and is authorized to make and deliver this Affidavit.
2. The deed to which this Affidavit is attached conveys property located part within and part without the State of Tennessee.
3. The estimated value of the property within the State of Tennessee which is covered by this deed represents approximately 32% of the estimated value of the property and therefor Tennessee transfer tax is being paid on \$682,215.74 (\$2,100,000.00 x 32%).

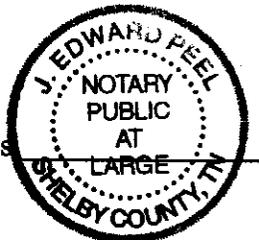
AFFIANT:

  
 \_\_\_\_\_  
 RICHARD L. LYNCH

SWORN TO AND SUBSCRIBED before me this 2<sup>nd</sup> day of June, 2006.

  
 \_\_\_\_\_  
 Notary Public

My Commission Expires



My Commission Expires  
June 21, 2006



*Tom Leatherwood*  
Shelby County Register

As evidenced by the instrument number shown below, this document  
has been recorded as a permanent record in the archives of the  
Office of the Shelby County Register.

	
<b>06090021</b>	
<b>06/06/2006 - 03:37 PM</b>	
<b>4 PGS : R - WARRANTY DEED</b>	
<b>MAX 407314-6090021</b>	
<b>VALUE</b>	<b>682215.74</b>
<b>MORTGAGE TAX</b>	<b>0.00</b>
<b>TRANSFER TAX</b>	<b>2524.20</b>
<b>RECORDING FEE</b>	<b>20.00</b>
<b>DP FEE</b>	<b>2.00</b>
<b>REGISTER'S FEE</b>	<b>1.00</b>
<b>WALK THRU FEE</b>	<b>0.00</b>
<b>TOTAL AMOUNT</b>	<b>2547.20</b>
<b>TOM LEATHERWOOD</b>	
<b>REGISTER OF DEEDS SHELBY COUNTY TENNESSEE</b>	

160 N. Main St., Suite 519 ~ Memphis, Tennessee 38103 ~ (901) 545-4366  
<http://register.shelby.tn.us>