This instrument prepared by
MADDIN, MILLER & MCCUNE
300 James Robertson Parkway
Nashville, TN 37201-1195
Phone 615/254-8756
FAX 615/726-1735

Owner:
Claire Sanders Payne
3510 General Hood Trail
Nashville, TN 37204

Map & Parcel:
118-14-0
009.00

Former Owner(Deceased):
Margaret K. Cowden
3510 General Hood Trail
Nashville, Tn 37221

Send Tax Bills To Mortgagee:
Claire Sanders Payne
3510 General Hood Trail
Nashville, Tn 37204

AFFIDAVIT OF HEIRSHIP

I, Claire Sanders Payne, after first being duly sworn, state as follows:

The above referenced real property was owned by my mother, Margaret K. Cowden, until her death on November 26, 1991. My father, Charles Magness Cowden, predeceased her on July 3, 1990. My sister and sole sibling, Lillian Smallman Cowden, predeceased them both on June 8, 1965.

I am the sole surviving heir and owner of this real property at 3510 General Hood Trail, located at Lot 72, Marengo Park, Woodmont Section, Davidson County, Tennessee, and more fully described in the Warranty Deed dated May 8, 1947, to my mother, Margaret K. Cowden, of record at the office of the Register of Davidson County, Tennessee at Book 1474, Page 308, a copy of which is here attached as Exhibit A.

Claire Sanders Payne
Claire Sanders Payne

EXHIBIT A: Deed to Margaret K. Cowden

9098 02/06 0101 03CHECK 9.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me the undersigned, a Notary Public in the aforesaid County and State, the said Claire Sanders Payne, with whom I am personally acquainted, or who presented to me satisfactory proof of identity and who acknowledged that she had authority and that she executed the within instrument (Affidavit of Heirship) for the purposes therein contained.

Witness my hand and seal at office in Nashville, on this 6th day of January, 1992.

Jeannie L Sloan
Notary Public

My Commission Expires: 3/26/94

HEIRSHIP.PAY

PICK-UP

FEB 6 11 11 AM '92

IDENTIFICATION

02345

473

92892

WARRANTY DEED

FROM

Charles M. Cowden

TO

Margaret K. Cowden

The Guaranty Title Co.
Titles Guaranteed
Abstracts of Titles
226 Third Ave., North
NASHVILLE, TENN.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 9 day
of MAY A.D. 1947
at 12:30 o'clock P.M.
Recorded in Book 1350
Page 372
FELIX Y. WITT, Register
By ____ D.C.

BOOK 8545 PAGE 372

WARRANTY DEED — A. B. WEST FORM — THE GUARANTY TITLE COMPANY

For and in Consideration of the sum of One (1.00) DOLLARS

and other good and valuable considerations, receipt of which is hereby acknowledged, I, Charles M. Cowden, the owner of an undivided interest as tenant by the entirety in and to the property described herein,

have bargained and sold, and by these presents do transfer and convey unto Margaret K. Cowden, her heirs and assigns, all of the right, title and interest owned by said Charles M. Cowden, in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 72 on the Map of Woodmont Boulevard Section of Marengo Park, as of record in Book 1130, page 2, of the Register's Office for said County, and described as follows:

Beginning at a point in the southeasterly margin of Gen. John B. Hood Trail, the common corner of Lots Nos. 72 and 74; thence with the line between said lots southeasterly 103 feet to a point, the common corner of Lots Nos. 72, 73 and 74; thence with the line between Lots Nos. 72 and 73, southerly 110 feet to the northerly margin of Winston Place; thence with the margin of the same westerly 186.2 feet to a point, the beginning of a curve; thence around said curve in a northerly direction 50 feet to the southeasterly margin of Gen. John B. Hood Trail; thence with the margin of the same northeasterly 189 feet to the point of beginning.

Being the same property conveyed to Charles M. Cowden and wife, Margaret K. Cowden, by deed from C. B. Kelley, unmarried, of record in Book 1227, page 118, said Register's Office.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

OFF REC

BOOK 8545 PAGE 373

He ~~Grantee~~ shall ~~to hold~~ the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Margaret K. Cowden her heirs and assigns, forever.

And I do covenant with the said Margaret K. Cowden that I am of an undivided interest as tenant by the entirety in and to the property herein described, lawfully seized and possessed of ~~the same in fee simple~~ have a good right to convey it, and the same is unincumbered, except 1947 taxes

And I, Charles M. Cowden do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Margaret K. Cowden her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 8th day of May 1947

Charles M Cowden

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Bertie M. Buckley a Notary Public in and for said County and State, the within named Charles M. Cowden

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of May 1947

Bertie M. Buckley Notary Public

My Commission Expires July 6, 1950

STATE OF
County of

Personally appeared before me, , a Notary Public in and for said County and State, the within named

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED