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STATE OF TENNESSEE
COUNTY OF DAVIDSON FILE BOX 3

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,000.00

V Beverly K. Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF January 19 94

Tracey Phillips
Notary Public

MY COMMISSION EXPIRES: 7/23/94
(AFFIX SEAL)

TRACEY PHILLIPS
NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
EDWARD SEDDON, ATTORNEY AT LAW

1187 Vultee Boulevard, Nashville, TN 37217 111 West College Street, Murfreesboro, TN 37130 245 Dover Road, Clarksville, TN 37040

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Beverly K. Martin (NAME) | Security Financial & Mortgage (NAME) | MAP-53-3 |
| 1407 Berry Street (ADDRESS) | 12444 Powerscourt Dr., Suite 140 (ADDRESS) | PARCEL-103 |
| Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP) | St. Louis, Missouri 63131 (CITY) (STATE) (ZIP) | 4D-40635 |

FOR AND 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, WE, Franklin C. Cowherd, and wife, Kathy Cowherd, Freeman E. Cowherd and wife, Barbara Cowherd, Jackie R. Cowherd and wife, Carol Shannon, Ronnie D. Cowherd and wife, Barbara Cowherd**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Beverly K. Martin, unmarried

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:

Being Lot No. 131, Section "C", on the plan of Village of Old Hickory, as of record in Plat Book 1424, Page 66, Register Office for Davidson County, Tennessee to whch reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Franklin C. Cowherd, Freeman E. Cowherd, Jackie R. Cowherd, Ronnie D. Cowherd, and Norman Dean McMurtry, by Deed from Willie Mae Cowherd Lapp, of record in Deed Book 8913, Page 981, Last Will and Testament, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

The said Kathy Cowherd, wife, of Franklin C. Cowherd, Barbara Cowherdm, wife of Freemand E. Cowherd, Carol Shannon, wife of Jackie R. Cowherd, Barbara Cowherd, wife of Ronnie D. Cowherd, and James McMurtry, husband of Norma Dean McMurty, joins in this conveyance to convey any marital interest she may have to the said property.

**Norma Dean McMurty and husband James McMurty

unimproved ( )
This is improved (X) property, known as 1407 Berry Street, Old Hickory, Tennessee 37138
(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 my hand this 3rd day of January 19 94

| | | | |
|---|---|---|---|
| Franklin C Cowherd, executor | Freeman E Cowherd by Franklin C Cowherd atty in fact | Jackie R Cowherd by Franklin C Cowherd atty in fact | Ronnie D Cowherd |
| Franklin C. Cowherd | Freeman E. Cowherd | Jackie R. Cowherd | Ronnie D. Cowherd |
| Kathy Cowherd | Barbara Cowherd by Franklin C Cowherd atty in fact | Carol Shannon by Franklin C Cowherd atty in fact | Barbara Cowherd |
| Kathy Cowherd | Barbara Cowherd | Carol Shannon | Barbara Cowherd |

Norma Dean McMurty Norma Dean McMurtry James McMurty James McMurtry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Franklin C. Cowherd and wife, kathy Cowherd, Ronnie D. Cowherd and wife, Barbara Cowherd and Norma Dean McMurty and husband James McMurty 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 at Nashville Tennessee, this 3rd day of January 19 94

Commission expires 7/23/94

Notary Public

STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public, in and for said county and state, the within named Franklin C. Cowherd to be known to be the person who executed the foregoing instrument in behalf of Freeman E. Cowherd, * acknowledged that he/she executed the same as the free act and deed of said Freeman E. Cowherd ** by virtue of Power of Attorney, duly executed by said Freeman E. Cowherd *** appearing of record in Book _____, Page _____, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Nashville, TN., this 3rd day of January, 19 94.

My Commission Expires: 7/23/94

Notary Public

*Jackie R. Cowherd, Barbara Cowherd & Carol Shannon
**Jackie R. Cowherd, Barbara Cowherd & Carol Shannon
***Jackie R. Cowherd, Barbara Cowherd & Carol Shannon

IDENTIF. & REFERENCE

94 JAN 13 AM 10:22

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

9334 01/13 0101 03CHECK 171.80

**RETURN TO:**
**CUMBERLAND TITLE COMPANY**

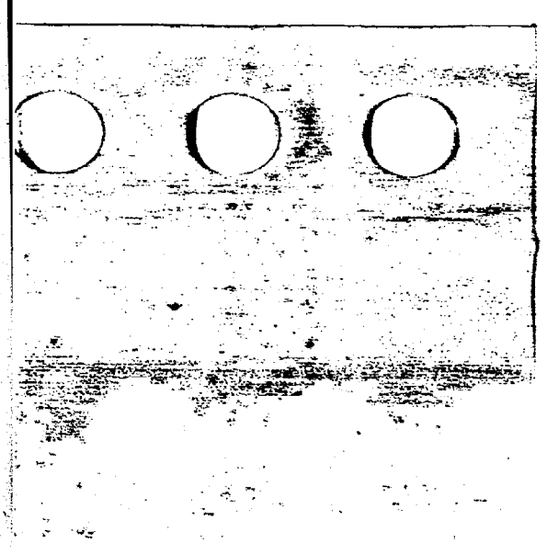
☒ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

**EDWARD SEDDON**
ATTORNEY - AT - LAW

☐ 245 Dover Road
Clarksville, Tennessee 37040





**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 44000.00
CON TX 162.80
PRFEE 1.00
WDEED 8.00
TOTAL 171.80
CHECK 171.80

01/13/94 01 10:21 0001 9334

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

07341
IDENTIF. & REFERENCE

94 JAN 13 AM 10:22

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.745330**