Mail

This Instrument Prepared By:
**JOHN T. GWIN, ATTORNEY AT LAW**
2542 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

BOOK 9315 PAGE 509

**ADDRESS NEW OWNER:**
Thomas E. Nolen and Robbin C. Nolen
300 Poplar Hill Court
Nashville, Tennessee 37214

**SEND TAX BILL:**
*To Owner*

**MORTGAGEE:**
Third National Bank in Nashville
P. O. Box 305110
Nashville, Tennessee 37230-5110

**MAP AND PARCEL:**

| | |
|---|---|
| Map | 54 |
| Group | 14 |
| Parcel | 66 |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Ronnie Cowherd and wife, Barbara Cowherd,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Thomas E. Nolen and wife, Robbin C. Nolen**, 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 the 4th Civil District of Davidson County, Tennessee, being Lot No. 164 of Brandywine Farms, Section 8, of record in Book 4460, page 10, and amended in Plat Book 4470, page 167, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.
>
> This is the same description as the prior deed of record.
>
> Being the same property conveyed to Ronnie Cowherd and wife, Barbara Cowherd by deed from Maryadelle C. Brown and Herman Eugene Brown, Jr. and Susan Owen Brown, dated September 15, 1990, as of record in Book 8200, page 805, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 25 Kennett Court, Old Hickory, TN 37138.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to restrictive covenants affecting the property herein conveyed, as evidenced by instruments of record in Book 3816, page 544; Book 4498, page 896; Book 6371, page 372; Book 6691, page 977; and in Book 9138, page 45, Register's Office for Davidson County, Tennessee, to which instruments reference is here made.

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This conveyance is also made subject to all of those facts, conditions and limitations shown upon the Plat of record in Plat Book 4470, page 167, said Register's Office, including but not limited to a 50 foot minimum building setback line from Kennett Court; a 2.5 foot X 30 foot utility anchor easement located on each front corner of the lot; and a 10 foot easement for public utilities and drainage along the broken rear lines of said property.

Real property taxes for 1994 have been settled between the parties, and are the responsibility of Grantees.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas E. Nolen and wife, Robbin C. Nolen, their heirs and assigns, forever; and we, Ronnie Cowherd and wife, Barbara Cowherd, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 14th day of April, 1994.

Ronnie Cowherd

Barbara Cowherd

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ronnie Cowherd and wife, Barbara Cowherd, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 14th day of April, 1994.

**NOTARY PUBLIC**

My Commission Expires: February 3, 1997

STATE OF TENNESSEE)
COUNTY OF WILSON)



The actual value or consideration, whichever is greater, for this transfer is $ 58,000.00.

Tom E. Wall Thomas E. Wall
**AFFIANT**

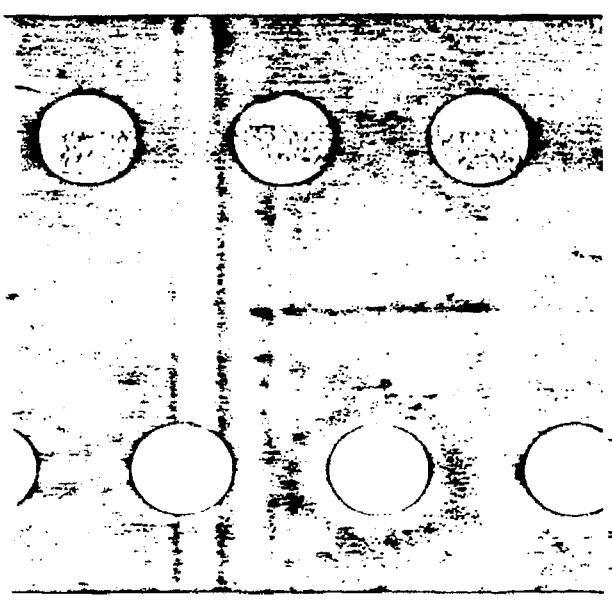
Subscribed and sworn to before me
this 14th day of April, 1994.

Patricia M. Sullin
**NOTARY PUBLIC**
My Commission Expires: February 3, 1997

40265
IDENTIFICATION REFERENCE

94 APR 18 PM 1:19

FELIX [illegible]
DAVIDSON COUNTY, TN.



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

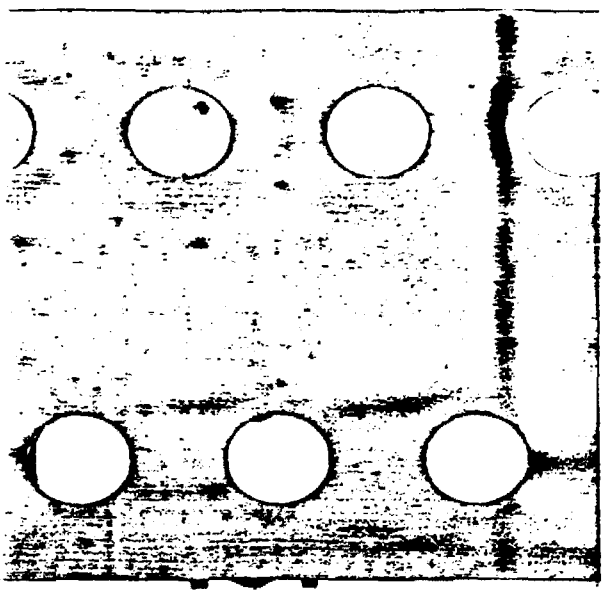
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FOR _____

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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 58000.00
CON TX 214.60
PRFEE 1.00
MDEED 12.00
TOTAL 227.60
CHECK 227.60

04/13/94 01 13:20 0001 5329

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

40265

IDENTIFICATION REFERENCE

94 APR 18 PM 1:1[illegible]

FELIX [illegible]
DAVIDSON COUNTY, TN

**No.** 780511