# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May 19 96

Notary Public

MY COMMISSION EXPIRES: May 30, 1999
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
David J. Waynick, Attorney, 207 Donelson Pike, Nashville, Tennessee 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robert C. McCarthy D. (NAME) | Same (NAME) | 84-8-98 |
| 3033 Windemere Circle (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, Robin Neil Cowell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert C. McCarthy and wife, Kathryn A. McCarthy D.

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. 135 on the Plan of Lincoya Hills, Section 5, of record in Book 2330, page 35, Register's Office for said County, described as follows:

Commencing on the northerly margin of Windemere Circle, the common corner of lots Nos. 136 and 135; thence westerly along the northerly margin of Windemere Circle a distance of 29.5 feet to a point; thence still along the northerly margin of Windemere Circle a distance of 134.48 feet; thence in an arc a distance of 32.50 feet to a point; thence northerly a distance of 74.8 feet to a point; thence northerly a distance of 55.0 feet to a point; thence easterly a distance of 126.8 feet to a point; thence southerly a distance of 133.2 feet to the point of origin.

Being the same property conveyed to Robin N. Cowell by deed from Elijah R. Harris and wife, Clara C. Harris of Record in Book 6276, Page 815 Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 3033 Windemere Circle, Nashville, TN 37214
(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 8th day of May 19 96

Robin Neil Cowell

Robin Neil Cowell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of May, 1996.

Commission expires May 30, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19____.

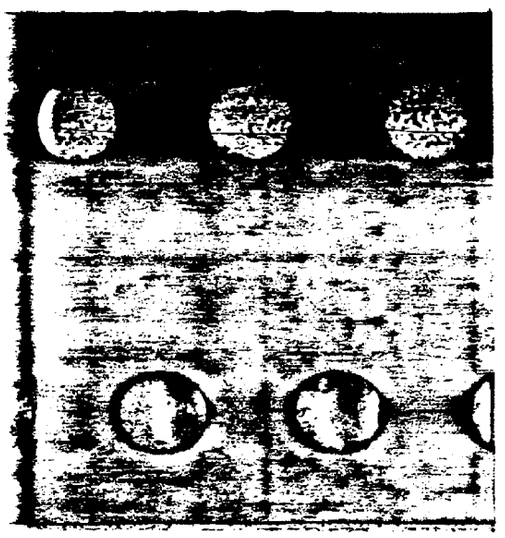
My commission expires _____

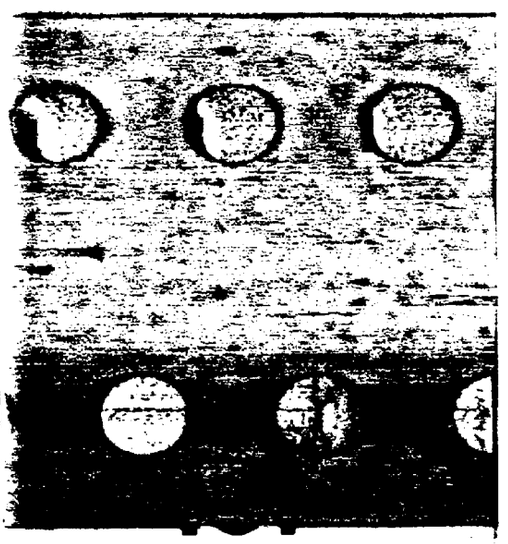
Notary Public



0184022
IDENTIF. & REFERENCE
96 MAY 22 AM 10:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

4096 05/22 0101 03CHECK 451.15





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

RECEIVED OF _____

FOR _____

BOOK 10057 PG 334

| | | |
|---|---|---|
| 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 | |
| | | | | 119500.00 |
| | | | CON TX | 442.15 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 451.15 |
| | | | CHECK | 451.15 |
| 05/22/96 | 01 | | 10:09 0001 | 4096 |

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

0184022
IDENTIF. ↑ REFERENCE

96 MAY 22 AM 10:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1042035