BOOK 10853 PG 965

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF March 19 98.

Notary Public

MY COMMISSION EXPIRES: 11/22/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason A. Cowan (NAME)	Right Mortgage Company (NAME)	MAP 150-1
2716 Priest Lake Drive (ADDRESS)	325 West Main Street, Suite 200 (ADDRESS)	PARCEL 14
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	Lebanon, Tennessee 37087 (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, Michael A. Cheplick and wife, Rebecca L. Cheplick

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason A. Cowan and wife, C. Marlene Cowan

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. 244, Section One, on the plan of Edge-O-Lake Estates, Section one, of record in Plat Book 3600, page 43, Register's Office for Davidsion County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael A. Cheplick and wife, Rebecca L. Cheplick by Quitclaim Deed from Michael A. Cheplick and Rebecca L. Brunson, of record in Book 9029, page 953, said Register's Office.

This conveyance is subject to (a) 1998 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 3600, page 43, said Register's Office; and (c) restrictive covenants contained in instrument of record in Book 3679, page 279, said Register's Office.

04116699
IDENTIF. ↑ REFERENCE

98 MAR 25 PM 3:14
FELICE Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV.

unimproved
This is improved property, known as 2716 Priest Lake Drive, Nashville, Tennessee 37217
(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 our hand s this 24th day of March 19 98

Michael A. Cheplick

Rebecca L. Cheplick

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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 Michael A. Cheplick and wife, Rebecca L. Cheplick

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of March, 1998.

Commission expires 11/22/99

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

0647 03/25 0101 03CHECK 401.20

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

RECEIVED OF _____

FOR _____

BOOK 10853 PG 967

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
106000.00
CON TX 392.20
PRFEE 1.00
WDEED 8.00
TOTAL 401.20
CHECK 401.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/25/98 01 15:13 0001 0647

04 16699
IDENTIF. ↑ REFERENCE
98 MAR 25 PM 3:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1270944