WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF September 19 98

Notary Public

MY COMMISSION EXPIRES 2/19/2002 (AFFIX SEAL)

EILEEN STRANGE NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David W. Cowan (NAME)	Same (NAME)	MAP #75-8
648 Dutchmans Drive (ADDRESS)	(ADDRESS)	PARCEL #140.00
Hermitage, TN 37076 (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, Phillip M. Spears and wife, Cheri R. Spears

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David W. Cowan and wife, Catherine L. 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:

BEING Lot No. 155, on the Plan of Highlands of Tulip Grove, Section 1, of record in Plat Book 4675, Page 26, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Phillip M. Spears and wife, Cheri R. Spears by deed from Mike B. Lawson and wife, Elinor G. Lawson, of record in Book 8505, Page 996, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 4793, Page 127, Register's Office for said County.

0498533 IDENTIF. ↑ REFERENCE

98 OCT 12 AM 8:11 RECEIVED
WILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

2104 10/12 0101 03CHECK 466.10

unimproved ( )
This is improved ( ) property, known as 648 Dutchmans Drive, Hermitage, TN 37076
(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 17th day of September 19 98

Phillip M. Spears
Phillip M. Spears

Cheri R. Spears
Cheri R. Spears

BOOK 11151 PAGE 897

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 Phillip M. Spears and wife, Cheri R. Spears

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 17th day of September, 1998.

Commission expires 3/24/01

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

PATRICIA NICHOLLS NOTARY PUBLIC LARGE DAVIDSON COUNTY

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

RECEIVED OF _____

FOR _____

BOOK 11151 PAGE 898

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 123000.00
CON TX 455.10
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 466.10
CHECK 466.10
10/12/98 01 00:13 0001 2104

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0498533
IDENTIF. # REFERENCE

98 OCT 12 AM 8:12

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1357348