THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $247,000.00.

Richard G. Cowart
Affiant

Subscribed and sworn to before me, this 2nd day of July, 1999.

Notary Public

My Commission Expires: 11/27/99

Address New Owner As Follows:
Richard G. Cowart
329 Harpeth Ridge Drive
Nashville, TN 37221

Send Tax Bills To:
SAME

Map-Parcel Number:
143-06-A 15.00CO
9D 74014

$24.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES M. DORAN, JR., AND WIFE, ALLISON G. LUCAS**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **RICHARD G. COWART**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Harpeth Trace Estates, Phase I, of record in Book 5200, page 125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James M. Doran, Jr., by deed from Kim L. Doran, of record in Book 8611, page 117, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Allison G. Lucas joins in this conveyance for the purpose of conveying any marital interest she may have in subject property.

This conveyance is made subject to:

1. 1999 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 5120, page 208, Register's Office for Davidson County, Tennessee, and in Book 5380, page 357, Register's Office for said County.

3. Matters shown on the Plan of record in Book 5200, page 125, Register's Office for said County.

This is improved property known as 329 Harpeth Ridge Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and we 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 2nd day of July, 1999.

James M. Doran, Jr.

Allison G. Lucas

0608328

IDENTIFICATION REFERENCE

99 JUL -6 PM 3:26

REGISTER
DAVIDSON CO. TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES M. DORAN, JR.**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of July, 1999.

Notary Public

My Commission Expires: 11/27/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALLISON G. LUCAS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of June, 1999.

Notary Public

My Commission Expires: 5/26/2002

117081.1

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO	- CONVEYANCE	CC	- CERTIFIED COPY	MISC	- MISCELLANEOUS
MO	- MORTGAGE	REL	- RELEASE	MOTX	- STATE TAX CONVEY
WD	- WARRANTY DEED	UCC	- UNIFORM COMMERCIAL CODE	MOTX	- STATE TAX MTG
TD	- TRUST DEED	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

BOOK 11559 PAGE 82

823

0608328

IDENTIFICATION REFERENCE

99 JUL -6 PM 3:26

REGISTER
DAVIDSON CO. TN.

PAID

247000.00
[illegible] TX 913.50
STATE 1.00
MISC 5.00
FEE 2.00
TOTAL 924.50
TENDER 924.50
[illegible] 15:15 0001 8850

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1487245