BOX 44

THIS INSTRUMENT PREPARED BY: **KATHRYN H. PENNINGTON** **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 $168,000.00. **Affiant** Subscribed and sworn to before me, this 16th day of October, 2000. Notary Public My Commission Expires: 5/26/2004

Address New Owner As Follows:
John Guagliano &
Elizabeth A. Guagliano
244 Cherokee Drive
Nashville, TN 37205

Send Tax Bills To:
Bank of America
2059 Northlake Pkwy.
Tucker, GA 30084

Map-Parcel Number:
103-12-0-41.00

Davidson County DEEDWARR
Recvd: 10/17/00 14:22 2pgs
Fees:11.00 Taxes:621.60

20001017-0103019

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LISA COWAN AND WADE BONHAM COWAN,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JOHN GUAGLIANO AND WIFE, ELIZABETH A. GUAGLIANO**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, being the westerly part of Lot No. 54 of Block "I" on the Plan of Cherokee Park, Section 3, as shown of record in Book 843, pages 2 and 3, Register's Office for said County.

Said part of Lot No. 54 fronts 60 feet on the easterly side of Cherokee Road and extends back 188.43 feet on the northerly line and 168.86 feet on the southerly line to a dead line, measuring 60 feet thereon.

Being the same property conveyed to Virginia B. Cowan by deed from Barry P. Bryant and wife, Lisa Cowan, of record in Book 7828, page 436, Register's Office for Davidson County, Tennessee., the said Virginia B. Cowan having since died, and under Will probated under No. 000P-1399, Probate Court for Davidson County, Tennessee, the said property was devised to Lisa Cowan and Wade Bonham Cowan.

It is hereby agreed and understood that Bonnie Cowan is one and the same person as Virginia B. Cowan.

Subject property is not the usual place of residence of the Grantors.

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

This conveyance is made subject to:

1. Matters shown on the Plan of record in Book 843, pages 2 and 3, Register's Office for Davidson County, Tennessee.

This is improved property known as 244 Cherokee Drive, Nashville, Tennessee 37205.

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 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 Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS our hands this 16th day of October, 2000.

Lisa Cowan

Lisa Cowan

Wade B. Cowan

Wade Bonham Cowan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LISA COWAN**, 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 16th day of October, 2000.

Christine L. Lind

Notary Public

CHRISTINE L. LIND NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: 7.28.01

My Commission Expires JULY 28, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WADE BONHAM COWAN**, 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 16th day of October, 2000.

Christine L. Lind

Notary Public

CHRISTINE L. LIND NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: 7.28.01

My Commission Expires JULY 28, 2001

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