WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 320,000.00

Margaret Peart Garrett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF October 2000

Bertie J. Whitaker
Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

47

G-5389-E

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret Peart Garrett (NAME)	same as new owner (NAME)	MAP 116-16A
4108 Estes Road (ADDRESS)	(ADDRESS)	PARCEL 12
Nashville, TN 37215 (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, Frederic E. Cowden and wife, Miriam M. Cowden

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Margaret Peart Garrett and Mary Belle Garrett, both unmarried, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

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 Unit No. 6-B, together with the appurtenant interst in the common elements of "The Garden", Lots 3, 4, 5 & 6 Condominium, a horizontal property regime extablished by Master Dee, of record in Book 5537, Page 793, made applicable in Book 5679, Page 91 amended in Book 5810, Page 71, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aformentioned Master Deed and being located upon Lot No. 6 on the Plan of Resubdivision of Lots 3, 4, 5, & 6 of The Garden of record in Plat Book 5800, Page 51, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Frederic E. Cowden, married by deed from Malcolm O. Perry and wife, Jeannie P. Perry, of record in Book 8413, Page 28, Register's Office for said County.

Miriam M. Cowden spouse of Frederic E. Cowden, joins in this conveyance for the express purpose of relinquishing all marital rights she has in subject property now or in the future.

Davidson County DEEDWARR
Recvd: 10/23/00 13:41 2pgs
Fees:11.00 Taxes:1184.00

20001023-0104872

unimproved ( )
This is improved (X) property, known as 4108 Estes Road, Nashville, TN 37215
(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 19th day of October 2000

Frederic E. Cowden
Frederic E. Cowden

Miriam M. Cowden
Miriam M. Cowden

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 Frederic E. Cowden and wife, Miriam M. Cowden

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 Goodlettsville, Tennessee, this 19th day of October, 2000

Commission expires 12-25-03

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 _____, _____.

My commission expires _____

_____
Notary Public