This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 04/06/01 09:13 2pgs
Fees:11.00 Taxes:358.53
20010406-0033717

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Richard L. Owens, Sr. & Barbara A. Garrison 234 Townes Drive Nashville, TN 37211	Union Planters Bank, N.A. P.O. Box 2127 Memphis, TN 38101-2127	162-06-0-125.00

WARRANTY DEED

For and in 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, I, **William Cothran, Jr.,** unmarried, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Richard L. Owens, Sr., unmarried, and Barbara A. Garrison, 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, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 106, on the plan of Fair Oaks Subdivision, Section 2, of record in Book 4460, page 52, RODC, TN.
>
> Said Lot No. 106 fronts 70 feet on the northerly margin of Townes Drive, and runs back 169.90 feet on the westerly sideline and 188.5 feet on the easterly sideline and measures 72.4 feet across the rear lot line.
>
> Being the same property conveyed to William Cothran, Jr., unmarried by deed from Rene Racey Griffey, unmarried, and Bradley B. Racey and wife, Cheryl L. Racey, of record in Instrument No. 200008150080830, Register's Office of Davidson County, Tennessee.

Subject to the following restrictions and conditions:

1. 2001 taxes are a lien, but not yet due and payable.
2. Restrictive covenants of record in Book 4556, page 718, said Register's Office.
3. All matters appearing on the Plan of record in Book 4460, page 52, said Register's Office.
4. Any and all visible easements on and across subject property.
5. Subject to any and all building and zoning regulations of City, County and State.

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 I COVENANT with the said Grantee that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I FURTHER covenant and bind myself, my 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.

This improved property is known as: 234 Townes Drive, Nashville, TN 37211.

WITNESS OUR HANDS THIS 30th DAY OF March, 2001 IN FRANKLIN, TENNESSEE.

WILLIAM COTHRAN, JR.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, **William Cothran, Jr.**, the within named bargainor with whom I am personally acquainted and who acknowledge that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 30th day of March, 2001 in Franklin, Tennessee.

NOTARY PUBLIC

My Commission Expires: 1/2/02

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $96,900.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 30th day of March, 2001, in Franklin, Tennessee.

NOTARY PUBLIC

My Commission Expires: 1/2/02