Return to
SMITH • SHOLAR • ASSOCIATES • PLLC •
P. O. Box 663
Gallatin, TN 37066

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ XXXXXXXXXX 625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May, 2001

Notary Public

MY COMMISSION EXPIRES: 3-11-03
(AFFIX SEAL)

KRISTI HOWELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 3/11/2003

Davidson County DEEDWARR
Recvd: 05/31/01 14:57 2pgs
Fees:11.00 Taxes:2312.50

20010531-0056553

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330. Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS
Robert W. Cowden (NAME)	SAME Columbia National Inc.	MAP 116-12
6 Wyndham Place (ADDRESS)	P.O. Box 3050 (ADDRESS)	GROUP F
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Columbia MD 21045-6050 (CITY) (STATE) (ZIP)	PARCEL 6.00-CO

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, Ann D. Clements, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert W. Cowden, unmarried

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 Lot No. 6 on the Plan of Wyndham Chase, of record in Plat Book 6900, page 101, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Michael G. Borum and wife, Ann C. Borum by deed from Kenneth L. Sears, Jr., and wife, Cheryl R. Sears of record in Book 9658, Page 458, said Register's Office. The said Michael G. Borum having quitclaimed to Ann C. Borum, all his right, title and interest of record in Book 11541, Page 868, said Register's Office, dated 5/6/99. This conveyance is made pursuant to Tennessee Code Annotated 36-4-121 and a Final Decree of Divorce in the Fourth Circuit Court of Davidson County, TN, Docket No. 99D-1476, granted on 12/17/99, and recorded in Instrument #200001260008692, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2001 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 6900, page 101; By-Laws of record in Book 7019, Page 938; Declaration of Covenants, Conditions, & Restrictions of record in Book 7019, Page 922; amended in Book 7951, Page 5; Book 7419, Page 217; all of record in the Register's Office for Davidson County, Tennessee.

The said Ann D. Clements and Ann C. Borum are one and the same person.

This is improved (X) unimproved ( ) property, known as 6 Wyndham Place, Nashville, Tennessee 37205
(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 my hand this 15th day of May, 2001

Ann D. Clements by Rick French Attorney-in-Fact
Ann D. Clements

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Rick French,** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for **Ann D. Clements, unmarried (formerly known as Ann C. Borum)** the within named bargainor(s), and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Ann D. Clements, unmarried (formerly known as Ann C. Borum)** the within named bargainor(s) by the said **Rick French** as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 15th day of May, 2001.

NOTARY PUBLIC

My Commission Expires: 3-29-03

GREGORY S. PERRONE
NOTARY PUBLIC AT LARGE,
DAVIDSON COUNTY, TENN.
My Commission Expires
March 29, 2003

WARRANTY DEED

FROM

ANN D. CLEMENTS

TO

ROBERT W. COWDEN

RETURN TO:

PERRONE & YOUNG, ATTYS.
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027