BOX 58-B

| Address New Owner: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Gerlie V. Rickard et al<br>810 Meadowlark Lane<br>Goodlettsville, TN 37072 | New Owner<br>810 Meadlowlark Lane<br>Goodlettsville, TN 37072 | Map 34-1<br>Parcel 44 |
| This instrument prepared by: Hix & Gray, PLC<br>315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238 | | |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **EVERETT M. COWLEY,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **BILLY J. EAVES and GERLIE V. RICKARD**, hereinafter called the Grantees, their heirs and assigns forever, all of his right, title and interest in and to that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Being Lot No. 56 on the Plan of Echo Meadows, as of record in Plat Book 2331, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed by Warranty Deed from Herman W. Griffin, Trustee for the Sandi Griffin Trust, to Billy J. Eaves, Gerlie V. Rickard and Everett M. Cowley, of record in Book 9819, page 742, of the Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to all matters as shown on subdivision Plan of record in Plat Book 2331, page 64; to restrictive covenants of record in Book 2447, page 325; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said interest in said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that he is lawfully seized and possessed of said interest in said real estate; that he has a good right to convey the same; and that it is unencumbered.

Davidson County DEEDWARR
Recvd: 09/17/01 15:35 2pgs
Fees:13.00 Taxes:122.10
20010917-0100615

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said interest in said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this 13th day of February, 2001.

EVERETT M. COWLEY

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, a Notary Public, Everett M. Cowley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 5th day of August, 2001.

Notary Public

My Commission Expires: 9-29-01

STATE OF TENNESSEE )
COUNTY OF ~~DAVIDSON~~ RUTHERFORD )

The actual consideration for this transfer is $33,000.00.

AFFIANT

Subscribed and sworn to before me, this 8th day of August, 2001.

NOTARY PUBLIC

My Commission Expires: 9/22/2002

JANE GRAZER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE