Box 61
N10945

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/24/02 09:37 2pgs
Fees:13.00 Taxes:401.45

20020624-0075429

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF June 2002

Notary Public

MY COMMISSION EXPIRES: 12-10-2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert M. Maso	Countrywide home Loans, Inc.	61-3 162.00
(NAME)	(NAME)	
5036 Inglewood Court	P. O. Box 670009	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Dallas, TX 75267-009	
(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, Joseph Michael Cowan, **unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert M. Maso, 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 the Fifteenth Civil District of Davidson County, Tennessee, being the southeasterly part of Lot No. 39 and the northeasterly part of Lot N0. 40 on the Plan of Inglewood Heights Subdivision of the A. J. Coleman property, of record in Book 1424, page 85, Register's Office for Davidson County, Tennessee, described according to a survey made by W. W. Turner & Company, Engineers, on February 23, 1949, as follows:

BEGINNING at an iron pin on the westerly margin of Inglewood Court, the southeast corner of the property conveyed to C. R. King and wife, by deed from Arthur J. Coleman and wife, of record in Book 1561, page 137, Register's Office for Davidson County, Tennessee, said point being 8 feet north of the corner of Lots Nos. 39 and 40; thence with the westerly margin of said Court, southwardly 64.3 feet to an iron pin located 30.3 feet north of the corner of Lots Nos. 40 and 41; thence westwardly and parallel with the line between said two lots, 145 feet ot an iron pin located 15 feet east of the southeast corner of Lot No.36; thence northwardly and parallel with the easterly line of said Lot No. 36, 96.5 feet to an iron pin in the southerly line of said King property; thence with said line southeastwardly 149.1 feet to the beginning.

Being the same property conveyed to Joseph Michael Cowan, by deed from Linda Gayle Beard and husband, Billy Beard, and Barbara Ann Duval and husband, John Duval, of record in Book 10554, page 625, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 2002 have been prorated and payment thereof is expressly assumed by the herein Grantee;

CONTINUED

unimproved ( )
This is improved (X) property, known as 5036 Inglewood Court, Nashville, TN 37216
(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 19th day of June 2002

Joseph Michael Cowan

Joseph Michael Cowan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Michael Cowan

the bargainor _____, 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 official seal at Brentwood, Tennessee, this 19th day of June 2002.

Commission expires 9/25/2004

JUDY S. ALLEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires September 25, 2004

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

LEGAL DESCRIPTION CONTINUATION

Plan of record in Plat Book 1424, page 85, Register's Office for Davidson County, TN.