27A
2 of 3

RECORD & RETURN TO: Linda S Harris, 213 Ward Cr, Brentwood, TN

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/03/02 11:09 2pgs
Fees:13.00 Taxes:943.50
20020903-0105937

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30TH DAY OF AUGUST, 2002.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
J. Michael Morgan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File# 18708

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
5931 Hillsboro Pike Nashville, TN 37205	Bank of America 200 S College St Charlotte NC 28255	144-92

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, B. Dallas Hagewood and husband, Fleming Wilt, hereinafter called **"GRANTORS"** have bargained and sold, and by these presents do transfer and convey unto Robin R. Cowlyn and Shirley C. Cowlyn, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5, on the Plan of Bancroft, as of record in Book 9700, pages 326 and 327, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to B. Dallas Hagewood, by deed from Richard M. Small of record as Instrument No. 20010417-0037609, Register's Office for Davidson County, Tennessee.
The conveyance of the above-described parcel of land is subject to the following:

1. 2002 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. All matters shown on plan of record in Book 9700, pages 326 and 327, Register's Office for Davidson County, Tennessee; and
3. Declaration of Covenants, Conditions and Restrictions of record in Book 10319, page 1, as amended of record in Book 10366, page 623, and Book 10564, page 570, Register's Office for Davidson County, Tennessee; and
4. Charter of Bancroft Homeowners Association of record in Book 11350, page 855, Register's Office for Davidson County, Tennessee; and
5. Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances, of record as Instrument No. 20020711-0083762, Register's Office for Davidson County, Tennessee; and
6. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at: 5931 Hillsboro Pike
Nashville, TN 37205.

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 GRANTORS do covenant

with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 hands this 30th day of August, 2002.

B. Dallas Hagewood

Fleming Wilt

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 30, 2002, before me personally appeared B. Dallas Hagewood and Fleming Wilt to me know (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal this 30th day of August, 2002.

NOTARY PUBLIC