NEW OWNER:

MARSHA HUCKABA
2343 BENAY ROAD
NASHVILLE, TN 37214

SEND TAX BILLS TO:
Wilson Bank & Trust
623 West Main Street
Lebanon, TN 37087

Map 52 Group 13-O-B Parcel 100

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087
FILE NO: 02-1226

Davidson County DEEDWARR
Recvd: 11/11/02 15:43 3pgs
Fees:18.00 Taxes:323.75
20021111-0139258

D E E D

FOR AND IN CONSIDERATION of the sum of **Eighty-Seven Thousand Five Hundred and 00/100 Dollars ($87,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **TAMMY FLOYD COWART, f/k/a Tammy S. Floyd** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **MARSHA HUCKABA, unmarried,** ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

> Being located in Davidson County, Tennessee, and being Unit 138 on the First Revision, Condominium Site Plan of River Glen, a Planned Unit Development, Phase IV, Section I, of record in Book 9700, Page 283, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed unto Tammy S. Floyd by deed from Fox Ridge Homes, Inc., dated October 30, 1997, and of record in Record Book 10671, Page 275, Register's Office for Davidson County, Tennessee. Tammy S. Floyd is now known as Tammy Floyd Cowart.
>
> This description is the same as in the prior deed.
>
> THIS IS IMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his/her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 9700, Page 283, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

AND I, Louis Eugene Cowart, Jr., husband of the said Tammy Floyd Cowart, for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantees, as tenants by the entirety, their heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

WITNESS OUR SIGNATURE hereto this 25th day of October, 2002.

Tammy Floyd Cowart
TAMMY FLOYD COWART

Louis Eugene Cowart Jr.
LOUIS EUGENE COWART, JR.

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **TAMMY FLOYD COWART AND HUSBAND, LOUIS EUGENE COWART, JR.**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of October, 2002.

NOTARY PUBLIC

My commission expires: 2/12/03

JO ANN AULDS
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

****

The actual consideration or value, whichever is greater, for this transfer is **$87,500.00** .

Marsha Huckaba
AFFIANT

Sworn to and subscribed to before me this 25th day of October, 2002

NOTARY PUBLIC

My commission expires: 2/12/03

JO ANN AULDS
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.