Davidson County DEEDWARR
Recvd: 12/04/02 10:48 2pgs
Fees:13.00 Taxes:592.00

20021204-0149157

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Joseph P. Cowden
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of November, 2002.

Notary Public

My Commission Expires: 11 07 05

NOTARY PUBLIC AT LARGE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Joseph P. Cowden and Linda G. Cowden
1344 Gen George Patton Road
Nashville, TN 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map & Parcel: 142-090-E-130.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Hunter S. Ackis and Harriet M. Ackis, husband and wife** hereinafter referred to as Grantors, hereby transfers and conveys to **Joseph P. Cowden and Linda G. Cowden, husband and wife** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to-wit: Unit No. 1344, together with the Carport designated No. 1344-C, in River Plantation, Section Seven, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Seven, Condominium Apartments, recorded in Book 5200, Page 705 and 706, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6226, Page 9 & 18, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Seven, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 6226, Page 9, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Hunter S. Ackis and wife, Harriet M. Ackis, by Warranty Deed from Haury & Smith Contractors, Inc., of record in Book 6807, Page 669, Register's Office of Davidson County,Tennessee, dated March 19, 1986.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 5200, Page 705 & 706, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 1344 Gen George Patton Road, Nashville, TN 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 27th day of November, 2002.

Hunter S. Ackis by Cheryl Daniel
Attorney in fact
Hunter S. Ackis

Harriet M. Ackis by Cheryl Daniel
Attorney in fact
Harriet M. Ackis

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 Cheryl Daniel, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged herself to be the Attorney in Fact for Hunter S. Ackis and Harriet M. Ackis, husband and wife, and who further acknowledged that she executed the forgoing instrument for the purposes therein contained by signing her name as the Attorney in Fact for Hunter S. Ackis and Harriet M. Ackis, husband and wife.

Witness my hand and official seal this 27th day of November, 2002.

Notary Public

My Commission Expires: 11-22-04

