Peartz
484

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$288,750.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2003.

Notary Public

MY COMMISSION EXPIRES: 5-30-04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sam C. Cowan, III &	**Freeman Webb Mortgage Corp.**	**117-2-134**
(NAME)	(NAME)	
2306 Oxford Road	**545 Main Stream Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Nashville, TN 37228**	
(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, **JAMES PRICE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAM C. COWAN, III AND WIFE, CATHY D. COWAN,** 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:

BEING Lot No. 10 Block No. 8 on the Plan of Stokes Tract as of record in Book 974, Page 24, Register's Office for said County. Said Lot No. 10 fronts 100 feet on the southerly side of Oxford Road and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to James Price by Quitclaim Deed from James Price and Barbara Towns successor co-trustees under the Ruth P. O'Leary Living Trust recorded as Instrument No. 20030124-0010275 Register's Office for Davidson County, Tennessee. Said property having been previously conveyed to Ruth P. O'Leary as sole Trustee under the aforesaid Living Trust by deed from Ruth Price O'Leary of record in Book 9739, Page 950 said Register's Office, the said Ruth P. O'Leary have since died and the Grantors herein having then been appointed successor co-trustees under said Trust.

This conveyance is subject to any and all easements and restrictions of record and Property Taxes for the Current Year.

unimproved ☐

This is improved ☒ property, known as **2306 Oxford Road, Nashville, TN 37215**

(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 31st day of March, 2003.

James Price

Davidson County DEEDWARR
Recvd: 04/02/03 10:42 2pgs
Fees:13.00 Taxes:1068.38

20030402-0043380

STATE OF TENNESSEE

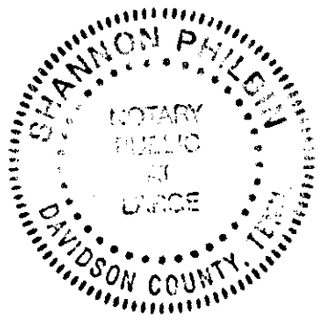
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Price, 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 Nashville, Tennessee this 31st day of March, 2003.

Commission expires: July 26, 2003

Shannon Philbin Notary Public



My Commission Expires JULY 26, 2003