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Realty 421

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 20173**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $249,500.00. Affiant Subscribed and sworn to before me this 29th day of APRIL, 2003. Notary Public My Commission Expires: _____

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires November 29, 2003

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Ms. Patricia J. Cottrell and Mr. Ross E. Alderman 2401 Abbott Martin Road Nashville, TN 37215	First Horizon Home Loan Corp. dba First Tennessee Home Loans PO Box 146 Memphis TN 38101	MAP 117-13 PAR 101 FB 07DA 40200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, MARTHA H. OWEN, SURVIVING TRUSTEE OF THE OWEN JOINT REVOCABLE LIVING TRUST U/A/D MAY 13, 1993 ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to PATRICIA J. COTTRELL AND HUSBAND, ROSS E. ALDERMAN ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2401 Abbott Martin Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of APRIL, 2003.

Martha H. Owen, Surviving Trustee
MARTHA H. OWEN, SURVIVING TRUSTEE

Davidson County DEEDWARR
Recvd: 05/06/03 15:37 2pgs
Fees:13.00 Taxes:923.15
20030506-0060473

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, MARTHA H. OWEN, SURVIVING TRUSTEE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of APRIL, 2003.

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____ Notary Public

My Commission Expires NOV. 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lot 23 Abbott Martin Estates-Section II, as of record in Plat Book 6900, page 23, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to John S. Owen and wife, Martha H. Owen, Trustees U/A/D May 13, 1993 by deed from John S. Owen and wife, Martha H. Owen of record in Book 8953, Page 166, Register's Office for Davidson County, Tennessee. The said John S. Owen having since died.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 6900, page 23, said Register's Office.