WARRANTY DEED

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 09/04/2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 141,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June, 2003

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

SECURITY ESCROW & TITLE CO., 750 Old Hickory Blvd., Suite 165, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jared Cluff	Cherry Creek Mortgage Co., Inc.	136-11/15.00
(NAME)	(NAME)	
3705 Edgewater Drive	7600 E. Orchard Road, #250-N	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Greenwood Village, CO 80111	
(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, Mark Cowan and wife, Pamela Cowan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jared Cluff and wife, Heather Cluff

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:

LAND in Davidsonn County, Tennessee, being Lot No. 15 on the Plan of Section Two, Priest Lake Park of record in Plat Book 4175, Pages 56-58, Register's Office for said County.

SAID Lot No. 15 fronts 96.00 feet on the southwesterly margin of Edgewater Drive and extends back 155.94 feet on the northwesterly line and 150.19 feet on the southeasterly line to a broken line in the rear, measuring 96.19 feet thereon.

THIS CONVEYANCE IS SUBJECT TO any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

Said property having a physical address of: 3705 Edgewater Drive, Nashville, TN 37217 (136-11/15.00).

BEING the same property conveyed to Mark Cowan and wife, Pamela Cowan by deed dated 8/30/01 of record in Instrument No. 20010905-0098185 as re-recorded in Instrument No. 20011012-0111495, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 06/17/03 11:21 2pgs
Fees:13.00 Taxes:523.55

20030617-0083233

unimproved ( )
This is improved (X) property, known as 3705 Edgewater Drive, Nashville, Tennessee 37217
(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 our hand s this 12th day of June, 2003

Mark Cowan / Pamela Cowan POA
Mark Cowan

Pamela Cowan
Pamela Cowan

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 Pamela Cowan

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 12th day of June, 2003.

Commission expires _____

Notary Public

MARK BLAYNEY LEEDOM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 09/04/2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 12th day of June, 2003, before me personally appeared Pamela Cowan to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mark Cowan and who acknowledged that she executed the same as the free act and deed of the said Mark Cowan by virtue of that Power of Attorney, duly executed by the said Mark Cowan and appearing of record in Trust Deed Book _____, page _____, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee, this 12th day of June, 2003.

_____
Notary Public

My Commission Expires: _____

MARK BLAYNEY LEEDOM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 09/04/2005

* Instrument # 20030617 0083232