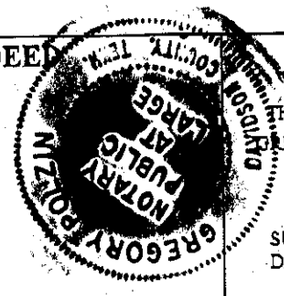
File Box 8

WARRANTY DEED



Davidson County DEEDWARR
Recvd: 10/20/03 12:20 2pgs
Fees:13.00 Taxes:752.95

20031020-0154630

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$203,500.00**

Jennifer McDowell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF ___ 2003.

10/17/03
Notary Public

MY COMMISSION EXPIRES: 3/25/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Franklin Title & Escrow, LLC, 137 Third Ave. N, Franklin, TN, 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Henley Hayes	First Horizon Home Loan Corporation	104-15-428
(NAME) 2010 Beechwood Avenue	(NAME) P.O. Box 146	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Memphis, TN 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, I/WE,

Morgan B. Cowle and wife, Kimberly F. Cowle

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Henley Hayes and Erin Gaines Hayes,

HEREINAFTER CALLED THE GRANTEE(S), 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. 5 on the Plan of Subdivision of the Estates of Daniel McIntyre, as of record in Plat Book 3, page 30, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 5 fronts 60 feet on the northerly margin of Beechwood Avenue and extends back 162.07 feet on the easterly line and 164.22 feet on the westerly line to a proposed alley measuring 60.135.

Being the same property conveyed from Morgan B. Cowle and Kimberly F. Travis n/k/a Kimberly F. Cowle to Morgan B. Cowle and wife, Kimberly F. Cowle by deed dated and filed for record in Instrument number 200304230053829, Register's Office for Davidson County, Tennessee.

The property described herein is subject to any declarations, covenants, conditions, restrictions and/or easements as of record in said Register's Office, as well as the following restrictions, if any: 2004 taxes and all subsequent years are a lien but not yet due and payable.

2002 County taxes have been paid in the amount of $1,799.94.

Any and all matters as shown on the plan of record in Plat Book 3, page 30, Register's Office for Davidson County, Tennessee.

48 Foot minimum building setback line from Beechwood Avenue and a 10 foot easement for sewage purposes along the rear line(s).

All easements, restrictions, and other matters of record in said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2010 Beechwood Avenue, Nashville, TN 37212

(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 hands this 16th day of Oct, 2003.

Morgan Cowle

Kimberly Cowle

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Morgan Cowle, , and wife Kimberly Cowle with whom I am personally acquainted (or who proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and official seal at office this 16 day of October, 2003.

Commission expires: 12-18-06

Notary Public

