Record 1st
File Box 604

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/09/03 16:03 2pgs
Fees:13.00 Taxes:170.20

20031209-0176677

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$46,000.00.**

Affiant

Subscribed and sworn to before me this 8 day of December, 2003

Notary Public
My Commission Expires: 7-20-07
(Affix Seal)

ANDREW H. MALONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Robertson Properties, LLC	SAME	71-4-231
2602 Oakwood Avenue		
Nashville, TN 37207		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **The Heirs-at-law of Annie B. Cowan,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Robertson Properties, LLC,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 14 on the plan of Shepardwood Subdivision, Section 1, of record in Book 4175, pages 82 and 83, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Roy Cowan and wife, Annie B. Cowan, by deed from C.H. Briley, Jr., Trustee, on December 30, 1970, of record in Book 4469, page 737, Register's Office for Davidson County, Tennessee. The said Roy Cowan having since died March 6, 1991, leaving the property to Annie B. Cowan by right of survivorship. Further, the Annie B. Cowan having since died December 16, 1998, leaving the property to her heirs-at-law: Annie Cowan, Pamela Bowling, Ronnie Cowan, Richard W. Cowan, Shirley Wofford, and Stephanie Cowan. Further conveyed to Annie Cowan, Pamela Bowling, Ronnie Cowan, Richard W. Cowan, and Stephanie Cowan, by Quitclaim Deed from Shirley Wofford of record in Instrument Number 20030908-0131021, said Register's Office.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 4175, pages 82 and 83, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4361 , page 11; and Book 4572, page 960; and Book 5015, page 353; and Book 5015, page 356, and Book 6795, page 883, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2602 Oakwood Avenue, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 December 8, 2003.

Annie Cowan

Pamela Bowling

Ronnie Cowan

Richard W. Cowan

Stephanie Cowan

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Annie Cowan, Pamela Bowling, Ronnie Cowan, Richard D. Cowan, and Stephanie Cowan, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 8, 2003

My commission expires 2006

ANDREW H. MALONE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public