This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

Davidson County DEEDWARR
Recvd: 04/06/04 16:26 3 pgs
Fees:18.00 Taxes:74.00

20040406-0039141

WARRANTY DEED

Address new owner as:
Perry L. Cosby
102 Cedar Valley Road
Hendersonville, Tennessee 37075

Send tax bills to:
Same

Map-Parcel
Map 60-8
Par 30

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, paid by Perry L. Cosby, being a one-third beneficiary under the Last Will and Testament of Anne F. Cosby, Probate Court of Davidson County, Tennessee, 04P-419, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Elmer A. Cosby, Jr., Melissa D. Hanvey and Brandi E. Cosby, being the remaining two-thirds of the beneficiaries under the Last Will and Testament of Anne F. Cosby, Probate Court of Davidson County, Tennessee, 04P-419, ("Grantors") have this day bargained and sold, and do hereby transfer and convey to the said Perry L. Cosby, ("Grantee"), his heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Being the northerly 50 feet of the southerly 115 feet of the easterly 200 feet of lot No. 6 on the Map of E. A. Lindsley's Subdivision on Dickerson Road, as of record in book 547, page 144, Register's Office for said County.

Said part of Lot No. 6 fronts 50 feet on the westerly side of Hillside Drive and extends back between parallel lines 200 feet to a fence line, measuring 50 feet thereon.

Being the real property conveyed to Elmer A. Cosby and wife, Anne Cosby by deed from Henry Gordon Wynn, Jr., of record in Book 3868, page 326, said Register's Office, the said Elmer A. Cosby having since died being survived by Anne Cosby. Anne Cosby died on January 15, 2004 and her estate is being administered in the Probate Court of Davidson County, Tennessee, Case Number 04P-419.

This is improved property known as 3038 Hillside Road, Madison, Tennessee.

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

And we, the Grantors, covenant with the Grantee that we are lawfully seized and possessed of said land in fee simple; that we have a good right to convey it, and that the same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and for real property taxes for the year 2004.

And we, the Grantors, further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

This description is the same used in the previous deed of record.

WITNESS our hands this 3 day of April, 2004.

Brandi Cosby
BRANDI E. COSBY

Elmer A. Cosby Jr.
ELMER A. COSBY, JR.

Melissa Hanvey
MELISSA D. HANVEY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elmer A. Cosby, Jr., the within named 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, at office, this 3 day of April, 2004.

CAROL LYNN HAILEND NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

NOTARY PUBLIC expires 8/27/2007

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melissa D. Hanvey, the within named bargainor, 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 3 day of April, 2004.

CAROL LYNN HAILEND NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

NOTARY PUBLIC expires 8/27/2007

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brandi E. Cosby, the within named bargainor, 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 3 day of April, 2004.

NOTARY PUBLIC expires 8/27/07

CAROL LYNN HAILEND NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $20,000.00.

AFFIANT

Subscribed and sworn to before me, this 3 day of April, 2004.

NOTARY PUBLIC expires 8/27/07

CAROL LYNN HAILEND NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.