This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040502

Davidson County DEEDWARR
Recvd: 11/03/04 10:30 3pgs
Fees:18.00 Taxes:458.80
20041103-0132293

Send Tax Bills To:
Suntrust Mtg. C
P.O. Box 57028
Irvine, CA 92619-7028

New Owner is:
Jeffrey R. Powlesland
6941 Highland Park Drive
Nashville, TN 37205

MAP: 143-03-O-B
PARCEL: 56.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Janice M. Cobb unmarried** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Jeffrey R. Powlesland unmarried** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being a certain condominium apartment known as Unit 6941, in a Horizontal Regime which is located on the Plat of Phas Three, Harpeth Glen Condominium, as shown on Plat of record in Book 4675, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over and through or upon the land embracing the regime and buildings theron; all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed of record in Book 4546, page 658, amended by instrument in Book 4630, page 504, and further amended in Book 4775, page 384, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Janice M. Cobb, unmarried by Warranty Deed from E. Patricia Leonard, unmarried, dated August 10, 1998, recorded August 12, 1998, in Book 11063, page 439, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 22 day of October, 2004.

GRANTOR:

Janice M. Cobb

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Janice M. Cobb unmarried**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 22 day of October, 2004.

Notary Public

MELISSA L. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

MY COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $124,000.00.

Affiant

SWORN TO and subscribed
before me this 22 day of
October, 2004.

NOTARY PUBLIC

My commission expires:

MELISSA L. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 10, 2008