Davidson County DEEDWARR
Recvd: 11/19/04 08:22 2pgs
Fees:13.00 Taxes:37.00

20041119-0138940

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
J.C. Pickett	New Owner	Map 082-12
402 Myrtle Street	Same	Parcel 159.00
Nashville, TN 37206		26B

This instrument prepared by : Weldon B. White, Jr., Attorney at Law, 104 Woodmont Blvd., Ste 115, Nashville, Tennessee 37205. No examination of the public records of Davidson County has been performed to determine ownership or status of title.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Andrew Cowan and Jennie Dennings** (The "Grantors") have bargained and sold, and by these presents does sell, transfer and convey unto **J. C. Pickett**, (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 174 on the Plan of F.O. Beasley's McFerrin Addition to East Nashville, a plan of which is of record in book 57, page 136, Register's Office for Davidson County, Tennessee.

Said Lot No. 174 fronts 50 feet on the west side of Myrtle Street and runs back between parallel lines 150 feet to an alley 15 feet wide and is located in Block No. 1.

Being the same property conveyed to William Cowan and wife, Jennie Cowan, by Warranty Deed from Bransford Realty Company of record in Book 1149, page 311, said Register's Office for Davidson County, Tennessee, Jennie Cowan having died in Davidson County, Tennessee November 30, 1961 and William (Willie) Cowan having died on July 22, 1980 intestate leaving Andrew Cowan and Jennie Dennings as his sole heirs at law.

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years.
2. All matters shown on Plan of record in Book 57, page 136, Register's Office.

This is improved property commonly known as 402 Myrtle Street, Nashville, TN 37206

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $ 10,000.00

Affiant

Subscribed and sworn to before me this 17 **day of November, 2004.**

BARBARA KEMRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 9/22/07

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 18 day of November, 2004.

Andrew L. Cowan
Andrew Cowan

Jennie Dennings
Jennie Dennings

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Andrew Cowan**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the within instrument.

WITNESS my hand and official seal at Nashville, Tennessee, this 18 day of November, 2004.

Whitney F. Hawkins
Notary Public

My Commission Expires: My Commission Expires JULY 21, 2007

WHITNEY FINNELL HAWKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jennie Dennings**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the within instrument.

WITNESS my hand and official seal at Nashville, Tennessee, this 18 day of November, 2004.

Whitney F. Hawkins
Notary Public

My Commission Expires: My Commission Expires JULY 21, 2007

WHITNEY FINNELL HAWKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.