Box 10-B

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~18th~~ 23rd DAY OF March, 2005.

Notary Public

MY COMMISSION EXPIRES ~~August 2005~~ 9-22-2007

File No. G5-3298D

Davidson County DEEDWARR
Recvd: 03/23/05 13:51 2 pgs
Fees:13.00 Taxes:177.60
20050323-0031702

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Perfect Circle Properties, LLC. (NAME)	SAME (NAME)	71-7-205
P.O. 150342 (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37215 4 (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 HEREBYACKNOWLEDGED, WE, **Jeams Farrell Cowser and Randy Cowser, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Perfect Circle Properties, LLC.** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being Lot 17 in the T.W. Crustcher's Subdivision of Lot No. 3 of the White Lands, a plan of which is of record in Book 21, page 4 of the Register's Office for Davidson County, Tennessee.
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Said Lot 17 fronts 100 feet on the Northerly side of Edwin Avenue and runs back between parallel lines 166 feet to an alley in the rear.

Being the same property conveyed to Elizabeth L. Farrell by deed of record in Book 8588, page 789, Register's Office for Davidson County, Tennessee. The said Elizabeth L. Farrell having since died testate and by her Last Will and Testament dated February 3, 2003 devising said property to Jeems Farrell Cowser. Order to Probated for Muniment of Title Only *

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2004 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 333 Edwin Avenue, Nashville, TN 37207.

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. Whenever 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 my/our hand(s) this 18th day of March, 2005.

Jeams Farrell Cowser

Randy Cowser

*without Administration of record as Instrument #200502040013444, said Register's Office.

STATE OF ~~TENNESSEE~~ Alabama

COUNTY OF ~~Davidson~~ St. Clair }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Jeams Farrell Cowser and Randy Cowser, wife and husband, the bargainor(s), with whom Iampersonally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 18th day of March, 2005.

My Commission Expires: 11 August 2005 Susan Nicely
Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____(title) for _____(corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____(title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of March, 2005.

My Commission Expires:_____ _____
Notary Public

TATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of March, 2005.

My Commission Expires:_____ _____
Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O.BOX 663
GALLATIN, TN 37066

