THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24041-03-2005**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $405,000.00. Affiant Subscribed and sworn to before me this 25th day of March, 2005. Notary Public My Commission Expires: CHRISTINA M. READ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE Christina M. Read My Commission Expires November 25, 2006 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Ronald L. Cowan 4866 Brick Church Pike Goodlettsville, TN 37072	**Send Tax Bills To:** New Owners	**Tax Information:** Map No.024.00-0 Parcel No. 155.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Betty Ruth** * **Speirs**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ronald L. Cowan** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*unmarried

This is improved property located at 4866 Brick Church Pike, Goodlettsville, TN 37072

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of March, 2005.

Betty Ruth Speirs

Davidson County DEEDWARR
Recvd: 04/01/05 12:13 2 pg
Fees:13.00 Taxes:1498.50

20050401-0035459

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Betty Ruth Speirs, 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 25th day of March, 2005.

Notary Public

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 11/25/2006

EXHIBIT "A"

Land in the 2nd Civil District of Davidson County, Tennessee, being Tract No. 2 on the Plan of Division of the Nellie Phelan Ragan (deceased) property, and more particularly described according to a survey prepared by Donald R. Carver, Surveyor, LIC#271, dated Septemver 25, 1981, as follows:

Beginning at an iron pin the westerly line of Brick church Pike, this point being the southeast corner of Tract No. 1 and the southwest corner of this tract; thence leaving said road along the northeasterly line of Tract No. 1, north 54 deg. 00 sec. west for a distance of 445.00 feet to an iron pin, the northeast corner of Tract No. 1, thence south 36 deg. 30 min. west for a distance of 160.00 feet to an iron pin, the northwest corner of Tract No. 1; thence north 55 deg. 15 min. west for a distance of 1354.45 feet to a point, the northwest corner of this tract; thence north 29 deg. 56 min. east for a distance of 243.15 feet to an iron pin; thence south 59 deg. 11 min. east for 1633.66 feet to an iron pin east of a private cemetery; thence north 34 deg. 45 min. east for a distance of 220.00 feet to a point in the southerly margin of Brick Church Pike; thence south 41 deg. 00 min. east for a distance of 40.00 feet; thence south 48 deg. 45 min. east for a distance f 280.00 feet to the beginning of a curve with a radius of 200.00 feet; thence along said curve for a distance of 205.36 feet to a point; thence along said road line south 37 deg. 15 min. west for a distance of 200.00 feet to the beginning, containing 11.70 acres, more or less.

Being the same property conveyed to Betty Ruth Speir, an unmarried woman by deed dated 9/24/2004 from Janis S. Denson (formerly know as Janis M. Bailey) et vir Bobby R. Denson of record in Instrument No. 20050316-0028773, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County which have been prorated and assumed by the Grantees
2. Driveway Easement for ingress and egress to and from Brick Church Pike to Tract 3 as shown on survey prepared by Donald R. Carver, Surveyor Lic #271, dated September 25, 1981, and referenced in the deed of record in Book 5821, page 397, said Registers Office. recorded in , Register's Office for Davidson County, Tennessee.