Davidson County DEEDWARR
Recvd: 06/07/05 11:34 2 pgs
Fees:13.00 Taxes:1313.50

20050607-0064928

PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
~~109 WESTPARK DRIVE, SUITE 330~~
BRENTWOOD, TN 37027

ROBIN S. EDWARDS ★ NOTARY PUBLIC AT LARGE ★ WILLIAMSON COUNTY, TENN.
MY COMMISSION EXPIRES MARCH 28, 2007

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $355,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of June, 2005.

Notary Public

My commission expires: 3/28/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
David C. McGowan, Jr.	**New Owner**	**Map 159, Parcel 016.00**
1524 Fernwood Court		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

Mildred E. Trotter, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David C. McGowan, Jr. and wife, Roxane M. McGowan

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:

Tract 1

Land in the Seventh, formerly the Eleventh, Civil District of Davidson County, Tennessee, being part of Lot 6 in the partition of the lands of Allen Cotten, Jr., deceased, made December 31, 1895, of record in Book 208, Page 18, Register's Office for said County, and described according to a copy of a survey by James A. Hamilton, Jr., Surveyor dated April 22, 1960, as follows:

Beginning at a spike in the center of Granny White Pike, 791.70 feet northerly from the intersection of the center line of Granny White Pike and the center line of Old Hickory Boulevard; thence with the center line of Granny White Pike, north 3 deg. 58' 20" east 83.25 feet to a spike in the center of said Pike; thence continuing with the center line of same north 2 deg. 43' 20" east 58.5 feet to a spike; thence north 87 deg. 06' 03" west 595.12 feet to a spike; thence south 35 deg. 18' 30" west 75 feet to a spike; thence south 79 deg. 54' 30" east 630.39 feet to a spike in the center line of Granny White Pike, the point of beginning, containing 1.45 acres.

Tract 2

Being land described according to the same survey by James A. Hamilton, Jr. as above stated of the partition of the land of Allen Cotten, Jr. of record in Book 208, Page 18, Register's Office for Davidson County, Tennessee.

Beginning at a point in the center line of Granny White Pike 933.45 feet northerly from the intersection of the center lines of said Pike and Old Hickory Boulevard as measured along the center line of said Pike, said point being the northeast corner of the tract of land conveyed to James I. Trotter, Jr. and wife, Mildred Elder Trotter, by deed from John W. Beasley, of record in Book 2400, Page 23, Register's Office for Davidson County, Tennessee; thence north 87 deg. 06' 03" West 304.62 feet to a steel pin; thence North 2 deg. 53' 57" east 4.55 feet to a steel pin; thence south 86 deg. 14' 43" east 304.65 feet to the point of beginning, being.02 acres more or less.

Being the same property conveyed to James I. Trotter and wife, Mildred Elder Trotter by deed from John W. Beasley and wife, Susie C. Beasley of record in Book 2440, Page 23, Register's Office for Davidson County, Tennessee. The said James I. Trotter having since died vesting said property in the name of Mildred Elder Trotter as surviving tenant by the entirety.

This conveyance is subject to taxes for 2005 and subsequent years, easements, and restrictions of record if any.

This is improved (_X___) Unimproved (____) property, known as **5647 Granny White Pike, Brentwood, TN 37027**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever,; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 2nd day of June, 2005.

~ Mildred E. Trotter

Mildred E. Trotter

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mildred E. Trotter, a widow,** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Brentwood, Tennessee on this **2nd** day of **June, 2005.**

Robin S. Edwards

Notary Public

My Commission Expires: 3/28/07

ROBIN S. EDWARDS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
MY COMMISSION EXPIRES MARCH 28, 2007