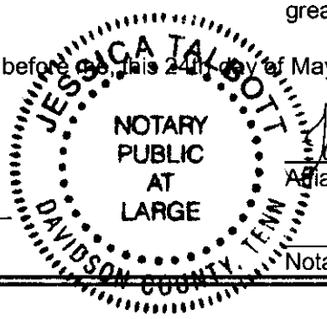
State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $113,000.00.

Subscribed and sworn to before me, this 24th day of May, 2005.



My Commission Expires: _____

Affiant

File No. N14057

Notary Public

My Commission Expires MAY 6, 2008

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
First National Financial Title Svs., Inc.
25 Century Boulevard
Suite 203
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 05/09/05 14:00 2 pgs
Fees:13.00 Taxes:418.10
20050609-0066168

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: Richard Cowan Katharine Cowan		NAME: Richard Cowan Katharine Cowan	
STREET ADDRESS: 3831 Sentinel Drive		STREET ADDRESS: 3831 Sentinel Drive	
CITY: Nashville	STATE: Tennessee	CITY: Nashville	STATE: Tennessee
ZIP CODE: 37209		ZIP CODE: 37209	
MAP & PARCEL NO.: 103-04-0-310.00			

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 hereby acknowledged, Michael C. Seay and Brenda K. Seay

Hereinafter called Grantors have, bargained and sold, and by these presents does hereby transfer and convey unto Richard Cowan and Katharine Cowan, husband and wife

Hereinafter called Grantees, their heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson County, State of Tennessee, more particularly described as follows:

Being Lot No. 19 on the Second Revised Plan of Valley View Subdivision, Section 1, as shown by plat of record in Book 2331, Page 113 and amended in Book 7774, Page 334, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Michael C. Seay and wife, Brenda K. Seay by Warranty Deed from Amanda C. Prien Willey and husband, Trey Willey, dated 09/03/93, recorded 09/20/93, in Book 9084, Page 627, Davidson County, Tennessee.

This is improved property known as 3831 Sentinel Drive, Nashville, TN 37209

To have and to hold the said tract or parcel of land, with all the appurtenance, 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.

WITNESS our hands this 24th day of May, 2005.

Michael C. Seay

Brenda K. Seay

State of Tennessee }
County of Davidson } ss

On this the 24th day of May, 2005, before me, the undersigned Notary Public, personally appeared **Michael C. Seay and Brenda K. Seay**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

SANYA L. ARBOGAST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN. My Commission Expires MAR. 21, 2006

Sanya L. Arbogast
Notary Public
My commission expires _____

WARRANTY DEED