This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #16959.2005

PLEASE RETURN TO:
EXECUTIVE TITLE, LLC
2520 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 06/17/05 12:10 2 pgs
Fees:13.00 Taxes:562.40
20050617-0069498

NEW OWNER:
Steven R. Edging
413 Foothill Drive
Nashville, Tn 37217

SEND TAX BILL TO:
Same

MAP & PARCEL:
106 16 0 015.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Cleo W. Cowan, unmarried,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Steven R. Edging, unmarried**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Hill-N-Dale Acres, as of record in Book 2900, Pages 33 and 34, Register's Office for said County, described as follows:

Beginning on the northwesterly margin of Foothill Drive at the corner of Lot Nos. 65 and 66; thence with the line between said two lots northwesterly 256.2 feet to a point on the eastern boundary line of Lot No. 71; thence with the line between Lot Nos. 66, 70, and 71 southerly 112.5 feet to the corner of Lot Nos. 69 and 70; thence with the line between Lot Nos. 66, 68 and 69 southwesterly 147 feet to the corner of Lot Nos. 66, 67 and 68; thence with the line between Lot Nos. 66 and 67 southeasterly 102.4 feet to the northwesterly margin of Foothill Drive; thence with the same northeasterly 175 feet to the beginning.

Being the same property conveyed to Cleo W. Cowan, unmarried by Deed from Cleston Glanville Parris and Helen Beeler Parris, husband and wife, of record in Book 11620, Page 138, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2005 taxes are a lien but are not yet due and payable.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Restrictive Covenants of record in Book 2959, Page 213, said Register's Office.
4. Subject to any and all notes and matters on the Plan of record in Plat Book 2900, Pages 33 and 34, said Register's Office.

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 I COVENANT with the said Grantee that I am lawfully seized and

unencumbered, unless otherwise herein set out;

AND I 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.

This ( ) unimproved (XX) improved property is known as:

413 Foothill Drive, Nashville, Tennessee 37217

Witness my hand this 10th day of June, 2005.

Cleo W. Cowan

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary for said State and County, Cleo W. Cowan the within named bargainor with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 10th day of June, 2005.

Notary Public

THOMAS N. JONES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 7-24-07

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $152,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 10th day of June, 2005.

Notary Public

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

My Commission Expires: 09-16-07