Box 44 CL

Davidson County DEEDWARR
Recvd: 07/08/05 10:45 2 pg
Fees:13.00 Taxes:3256.00
20050708-0079132

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $880,000.00. Affiant Subscribed and sworn to before me, this 6th day of July, 2005. Notary Public My Commission Expires: My Commission Expires JAN. 27, 2007

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Edward J. Cowell, Jr. 1066 Lynwood Boulevard Nashville, TN 37215	New Owner	144-3-3

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SARA JAYNE WILLIAMS, UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **EDWARD J. COWELL, JR.**, hereinafter called the Grantee, his heirs and assigns, in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly part of Lot No. 25 and all of Lot No. 26 on the Plan of Chickering Hills, Section 1, as of record in Book 2331, page 8, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of Foxwood Road at the corner of Lots Nos. 11 and 26; thence with the line between Lots Nos. 11, 26 and 25 westwardly 208.3 feet to a point 99 feet west of the corner of Lots Nos. 25 and 26; thence southwardly 271.5 feet to the northerly margin of Lynwood Boulevard; thence with same eastwardly 128 feet, in all 281.6 feet to the beginning of a curve; thence around said curve with a radius of 25 feet northeastwardly 37.66 feet to the westerly margin of said Foxwood Road; thence with same around a slight curve in a northerly direction 119.2 feet to a concrete monument; thence continuing with same around a slight curve northwardly 52.4 feet to the beginning.

Being the same property conveyed to Lester F. Williams, Jr. and wife, Sara Jayne Williams by deed from Herman Hudson and wife, Peggy D. Hudson, of record in Book 6533, page 634, Register's Office for Davidson County, Tennessee, the said Lester F. Williams, Jr. having since died.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2005 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 2331, page 8, Register's Office for Davidson County, Tennessee.

This is improved property known as 1023 Foxwood Road, Nashville, TN 37215.

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 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 I further covenant and bind myself, my heirs and assigns, 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 person whomsoever.

WITNESS my hand this 6th day of July, 2005.

Sara Jayne Williams

SARA JAYNE WILLIAMS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SARA JAYNE WILLIAMS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of July, 2005.

Wesley D. Turner

Notary Public

My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2007