Box 44CL

Davidson County DEEDWARR
Recvd: 08/10/05 13:16 2 pgs
Fees:13.00 Taxes:962.00
20050810-0094848

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **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 $260,000.00. Ann Peacher Cowden Affiant Subscribed and sworn to before me, this 10th day of August, 2005. Notary Public My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: May 21, 2007

Address New Owner As Follows:
Ann Peacher Cowden
1504 Woodmont Blvd.
Nashville, TN 37215

Send Tax Bills To:
New Owner

Map, Parcel Number:

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, **ROGER G. SISSON, UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ANN PEACHER COWDEN, UNMARRIED**, hereinafter called the Grantee, her heirs and assigns, in a certain tract or parcel of land in Davidson, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 of Block "A" on the Plan of Clairmont Subdivision, of record in Book 974, page 8, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 75 feet on the northerly side of Woodmont Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Roger G. Sisson by deed from Kathy Sutton Ebbert, of record in Book 9297, page 392, Register's Office for Davidson County, Tennessee.

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 974, page 8, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants contained in instrument of record in Book 833, page 127; amended in Book 1001, page 308; Book 1003, page 511; Book 1038, page 135 and in Book 1110, page 650, Register's Office for Davidson County, Tennessee.

4. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3966, page 167, Register's Office for Davidson County, Tennessee.

This is improved property known as 1504 Woodmont Boulevard, 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, her 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, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 10th day of August, 2005.

ROGER G. SISSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 10th day of August, 2005.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007