This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050760

Please Record and Return To:
Highland Title, LLC
394 West Main, B-14
Hendersonville, TN 37075

Send Tax Bills To:
New Owner

Davidson County DEEDWARR
Recvd: 11/16/05 15:07 2 pgs
Fees:13.00 Taxes:407.00
20051116-0138695

New Owner is:
Joseph M. Cowan
1430 Greenland Avenue
Nashville, TN 37216

MAP: 72-04
PARCEL: 318.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Ashley McKinnon, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Joseph M. Cowan, unmarried** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being the southeasterly one-half part of Lot No. 8 on the Plan of Country Club Estates, Block C, of record in Plat Book 843, Page 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Said southeasterly part of Lot No. 8 fronts 50 feet on the southwesterly margin of Greenland Avenue and extends back between parallel lines 175 feet to a line in the rear measuring 50 feet thereon.

Being the same property conveyed to Ashley McKinnon by Warranty Deed from Anthony W. Bradshaw dated September 11, 2003, recorded September 12, 2003, in Instrument No. 20030912-0134339 , Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

AM. Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 10th day of November, 2005.

GRANTOR:

Ashley McKinnon

Ashley McKinnon

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Ashley McKinnon, unmarried**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 10th day of November, 2005.

Notary Public

My Commission Expires: 9/16/09

KEVANA M. NIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Sumner)

The actual consideration or value, whichever is greater, for this transfer is $110,000.00.

Affiant

SWORN TO and subscribed before me this 10th day of November, 2005

NOTARY PUBLIC

My commission expires:

09/22/07

JOHNNA L. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.