Davidson County DEEDWARR
Recvd: 12/30/05 14:16 2 pgs
Fees:13.00 Taxes:1757.50

20051230-0157027

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Edward J. Cowell, Jr. Living Trust	**SAME**	**Map 130, Group 12A**
1066 Lynwood Boulevard		**Parcel 55CO**
Nashville, TN 37205		

This instrument prepared by : Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 200, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **SRM Developments, LLC, A Tennessee Limited Liability Company** (The "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the **Edward J. Cowell, Jr. Living Trust** (The "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Northumberland, as of record in Plat Book 6250, pages 128 and 129 and corrected in Plat Book 6386, page 194, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to SRM Developments, LLC by quitclaim deed dated December 29, 2005 from Stanley R. McMinn and Todd C. McMinn recorded in Instrument No. 20051230-0157026 **Register's Office for Davidson County, Tennessee**

This is unimproved property commonly known as Lot 55, 12 Inveraray, Nashville, Tennessee 37215.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2006 and subsequent years.
2. The Plan of record in Plat Book 6250, pages 128 and 129 and Plat Book 6386, page 194, Register's Office for Davidson County, Tennessee, shown as Owner's Certificate, certain notes, setback lines and easements.
3. Sanitary Sewer Easement in Book 6434, page 786, Book 6548, page 98, and Book 6581, pages 77 and 80, Register's Office for Davidson County, Tennessee.
4. Charter for Homeowners Association of record in Book 6493, page 884, Book 7545, page 405, and Book 7841, page 73, Register's Office for Davidson County, Tennessee.
5. Easement to Electric Power Board of Nashville, of record in book 2296, page 303, Register's Office for Davidson County, Tennessee.
6. Deed of Conveyance, of record in Book 6932, pages 89 and 133, Register's Office for Davidson County, Tennessee.
7. Water Line Easement of record in book 1108, page 379, Register's Office for Davidson County, Tennessee.
8. Restrictive Covenants, of record in Book 6377, page 18, Book 6545, page 799, Book 8990, page 50, Book 11298, page 935, and Instrument Number 20010629-0068967, Register's Office for Davidson County, Tennessee.
9. By-Laws of record in Book 6377, page 33, Book 6545, page 315, Book 7663, page 468 and Book 8919, page 45, Register's Office for Davidson County, Tennessee.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $475,000.00.

Affiant

Subscribed and sworn to before me this 29th day of December, 2005.

Notary Public

My Commission Expires:

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this ____ day of December, 2005.

SRM DEVELOPMENTS, LLC
A Tennessee Limited Liability Company

By: Stanley R. McMinn

Its: MEMBER.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Stanley R. McMinn, Member of SRM Developments, LLC, A Tennessee Limited Liability Company, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument as a Member of SRM Developments, LLC for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29TH day of December, 2005.

Notary Public

My Commission Expires: _____

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08