This space for Register's Office:

PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS
109 WESTPARK DRIVE SUITE 330
BRENTWOOD, TN 37027

Davidson County DEEDWARR
Recvd: 02/10/06 12:58 2 pgs
Fees:13.00 Taxes:2386.50
20060210-0016633

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
116 Wilson Pike Circle Ste 251
Brentwood, TN 37027

ADDRESS NEW OWNER:
Ann Cowden & Clifton Meador
26 Washington Park
Nashville, TN 37025

SEND TAX BILLS TO:
New Owner

Map # 116-B-26.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, **David E. Mensel and wife, Mary F. Mensel** hereinafter called the **Grantors**, do hereby convey unto **Ann Cowden, unmarried woman and Clifton Meador, unmarried man,** hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, Tennessee, being a certain building site identified as Lot No. 26 as shown on the Revised Plan of Sugartree, Phase 2, as of record in Book 4860, Page 79, and 80 , Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description.

Being the same property conveyed to David E. Mensel by Warranty Deed of record in Instrument No. 200008280084485, Register's Office for said County.

Ann Mensel joins in this conveyance to convey any marital interest she has in the subject property.

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This is improved property known as 26 Washington Place, Nashville, TN 37205.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

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, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTORS FURTHER CONVENANT and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And We do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 8th day of February, 2006.

David E. Mensel

David E. Mensel

Mary F. Mensel

Mary F. Mensel

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared David E. Mensel and Mary F. Mensel known to me to be the persons whose name is subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 8th day of February, 2006.

Notary Public in and for the
State of Tennessee

KIMBERLY R. HARGROVE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TN

My Commission Expires: 6/22/08

STATE OF TENNESSEE
COUNTY OF Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $645,000.00

Affiant

Sworn and subscribed before me on 2/8/2006.

Notary Public

KIMBERLY R. HARGROVE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TN

My Commission Expires: 6/22/2008.