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Davidson County DEEDWARR
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20060321-0032432

This instrument was prepared by
David D. Peluso, Attorney at Law
106 East Main Street, P. O. Box 250
Hohenwald, TN 38462-0250

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby expressly acknowledged, I, DIANNE J. WILLIAMS, an unmarried person, have this day bargained and sold, and by these presents, do hereby bargain, sell, transfer and convey unto JEFFREY S. COWAN, a single person, his heirs and assigns, in fee simple forever, all the right, title, claim and interest I have in and unto a certain condominium apartment in the County of Davidson, State of Tennessee, more particularly described as follows:

Unit No. 336 as shown on the Plan of Four Seasons, a condominium development, together with an undivided percentage interest in the common elements appurtenant to said unit, as set forth in the master deed establishing Four Seasons, a condominium, of record in Book 6841, page 349, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Dianne J. Williams by deed of Gerald Smith et ux, dated October 17, 1994, of record in Book 9496, page 269, Register's Office of Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION AS IN PRIOR DEED.

The grantor acknowledges that she was single at the time said property was conveyed to her, that she has not been married at any time since she acquired said property and that no person has any marital interest whatsoever in said property.

THIS PROPERTY IS MORE PARTICULARLY DESCRIBED AS TAX MAP 131-05-0-B, PARCEL 336.00 IN THE TAX ASSESSOR'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For a more complete legal description of the property being conveyed, being Unit No. 336 on the Plan of Four Seasons Condominiums, of record in Book 5050, page 30, and as Exhibit "D" to Master Deed of record in Book 6841, page 390, both of said instruments of record in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made and incorporated herein by reference thereto.

This conveyance is subject to the following easements: easements for ingress and egress and public utilities of record in Book 5158, page 851; easement agreement of record in Book 6869, page 162, as re-recorded in Book 6870, page 966; easement for ingress, egress and regress to and from Hillsboro Road, of record in Book 6869, page 157; easement agreement of record in Book 7776, page 899; water and sewerage easement conveyed to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 5271, page 430, all of said instruments being of record in the Register's Office of Davidson County, Tennessee.

The premises herein conveyed is a condominium apartment subject to conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of

Four Seasons Condominiums, of record in Book 6841, page 349, amended in Book 6847, page 122, and to the By-Laws appended thereto of record in Book 6841, page 376, and to Engineer's Report of record in Book 6847, page 125, all of said instruments of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging unto the said JEFFREY S. COWAN, a single person, his heirs and assigns, in fee simple forever.

I DO COVENANT with the said JEFFREY S. COWAN, his heirs and assigns, that I am lawfully seized and possessed of the said realty in fee simple; that the same is unencumbered, and I have a good and perfect right to convey the same.

I DO FURTHER COVENANT and bind myself, my heirs and my legal and personal representatives, to forever warrant and defend the title to the above-described property unto the said JEFFREY S. COWAN, his heirs and assigns, against the lawful claims of all persons whomsoever.

Preparer is not the closing agent pursuant to Section 6045 of the Internal Revenue Code, as amended by the Tax Reform Act of 1986.

Taxes for the tax year 2006 on the aforedescribed property shall be prorated and thereafter assumed and paid by the purchaser.

Witness my hand on this the 20th day of MARCH, 2006.

Dianne J. Williams
DIANNE J. WILLIAMS

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, (Name of Notary), a Notary Public in and for the state and county aforesaid, the within-named DIANNE J. WILLIAMS, the bargainor, an unmarried person, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing and within instrument for the purposes therein expressed and contained.

Witness my hand and official seal at Nashville, Tennessee, on this the 20th day of March, 2006.

Donald E. Kniffen
NOTARY PUBLIC

My commission expires 11/25/2008.

DONALD E. KNIFFEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2008

I or we hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $185,000.00, which amount is equal to or greater than the amount which the property or interest in property would command at a fair and voluntary sale.

Christie M. Read
AFFIANT

Subscribed and sworn to before me on this 20th day of March, 2006.

Donald E. Kniffen
NOTARY PUBLIC/REGISTER

My commission expires 11/25/2006

DONALD E. KNIFFEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

Send tax statement to: Jeffrey S. Cowan
BB&T Summit Ridge Circle
Nashville, TN 37215

SunTrust Mortgage, Inc.
201 Fourth Avenue N. 7th Floor
Nashville, Tennessee 37219

Person responsible for taxes: Same as above.

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