McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $390,000.00

Affiant

Subscribed and sworn to before me, this 4th day of May, 2006.

Notary Public

My commission expires: 9/16/09

J. Carlton Drumwright
State of Tennessee
Notary Public
Williamson County

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 05/09/06 11:17 2 pgs
Fees:13.00 Taxes:1443.00
20060509-0054165

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
William E. Kantz Jr.	**Capital Mortgage Finance**	**Map 90, Parcel 10**
3988 Old Hickory Blvd.	**6310 Stevens Forest Rd.**	
Nashville, TN 37218	**Columbia, MD 21046**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Stephen D. Cowden and wife, Susan K. Cowden

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William E. Kantz Jr., a single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I: Being a tract of land located in the 13th Civil District of Davidson County, Tennessee, and bound on the north, south, east and west by Cowden, and more particularly described as follows:

Commencing in the center of a private easement road in the south line with Segrist, thence with the center line of said private road south 28 deg. 30' east 816 ft. to a point opposite an iron post in the east margin of the same; thence north 47 deg. 45' east with a new line 529 ft. to an iron post to the point of beginning; thence with the following four new staked lines; north 18 deg. 45' west 466 ft. to an iron post, thence north 71 deg. 15' east 466 ft. to an iron post, thence south 18 deg. 45' east 466 ft. to an iron post; thence south 71 deg. 15' west 416 ft. to a point; thence south 18 deg. 45' east 2,551 ft. to a point in the northerly margin of Old Hickory Blvd. thence with said margin of said Blvd. in a southwesterly direction 50 ft. to a point; thence north 18 deg. 45' west 2,551 feet to the point of beginning.

Tract II: Being a portion of the Frederic E. Cowden farm located in the 13th Civil District of Davidson County, Tennessee, and bounded on the North, South, East and West by the Frederic E. Cowden farm and described as follows:

Commencing in the center of a private easement road in the south line of Segrist thence with the centerline of said private road South 28 deg. 30' east, 816 ft. to a point opposite an iron post in the east margin of same then north 47 deg. 45' east with a new line which is also the center line of an easement for a 25 ft. road and utilities 529.5 feet to an iron post, and being a 25 ft. strip of land lying 12-1/2 ft. either side of the centerline.

Being the same property conveyed to Stephen D. Cowden and wife, Susan K. Cowden, by Warranty Deed, from Henry Wilson Brockman, Jr. and wife, Mary Cowden Brockman, of record in Book 10088, page 346, Dated May 23, 1996, Regiter's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easement of record in Book 5014, page 579, Register's Office for DAVIDSON County, Tennessee.
Easement of record in Book 6633, page 408 and re-recorded in Book 7134, page 837, Register's Office for Davidson County, Tennessee.

Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 3988 Old Hickory Blvd. , Nashville, TN 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 4th day of May, 2006.

Stephen D. Cowden

Susan K. Cowden

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Stephen D. Cowden and wife, Susan K. Cowden , the within named sellers, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of May, 2006.

Notary Public

My Commission Expires:

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 18, 2009

File #: **06327-JM**
RECORD & RETURN TO:
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027