THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 25515-05-2006** **Record & Return To:** **Bankers Title & Escrow Corporation** **3310 West End Avenue #410** **Nashville, TN 37203**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $775,000.00 Affiant Subscribed and sworn to before me this 29th day of June, 2006. Notary Public My Commission Expires: My Commission Expires JULY 19, 2008

GEORGE E. MUDTER JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

BOX 50-B
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203
RETURN TO:

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
David M. Cowan, Mary Cowan 711 Lynnbrook Road Nashville, TN 37215	Fifth Third Mtg 5050 Kingsley Drive MD 1MOB 2N Cincinnati, OH 45263	Map No.117-01-0 Parcel No. 074.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nicholas E. Sieveking, Married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David M. Cowan and wife, Mary Cowan** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

Elizabeth Weaver Sieveking, spouse of Nicholas E. Sieveking, joins in the execution of this instrument to convey any marital interest she may have in the subject property by virtue of her marriage to the said Nicholas E. Sieveking.

This is improved property located at 711 Lynnbrook Road, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of June, 2006.

Nicholas E. Sieveking

Elizabeth Weaver Sieveking

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Nicholas E. Sieveking and Elizabeth Weaver Sieveking**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of June, 2006.

Notary Public

My Commission Expires:

GEORGE E. MUDTER JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 06/30/06 13:50 2 pgs
Fees:13.00 Taxes:2867.50

20060630-0078628

EXHIBIT "A"

Land in Davidson County, Tennessee, being the southerly 40 feet of Lot No. 2 and the northerly 40 feet of Lot 3 of Block "J" on the Plan of W.M. Cantrell's Subdivision, as of record in Plat book 332, page 85, Register's Office for Davidson County, Tennessee.

Said parts of Lot No. 2 and Lot No. 3 adjoin and front together 40 feet on the west side of Lynnbrook Road, formerly Stokes Avenue, and run back between parallel lines, 221 1/4 feet to an alley.

Being the same property conveyed to Nicholas E. Sieveking, unmarried by deed dated 04/28/2003 from James M. Halloran, unmarried of record in Instrument No. 20030516-0067497, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 332, page 85, Register's Office for Davidson County, Tennessee.