This Instrument Prepared by:
Title Corporation of America
PO Box 3112, Brentwood, TN 37024
615-377-0749 File No. 0606056
After Recording please return to:
Title Corporation of America
5115 Maryland Way, Brentwood TN 37027
File No. 060605 6

STATE OF Tennessee
COUNTY OF Williamson
The actual consideration or value, whichever is greater for this transfer is **$315,000.00**

Affiant

Subscribed and sworn to before me, this 07/05/06

Notary Public
My commission expires: May 2, 2010

Davidson County DEEDWARR
Recvd: 07/24/06 12:43 2 pgs
Fees:13.00 Taxes:1165.50
20060724-0088786

Name and Address of New Owner:	Send Tax Bills To:	Tax Information:
Glenn Thomas Carson 1008 Manor Ct Brentwood, TN 37027	Citi Mortgage, ISAOA ATIMA PO Box 7706 Springfield, OH 45501	160 12 0 190.00 190.00

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **Gregory Lee Cowan and Christine Ellen Courtney Cowan, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Glenn Thomas Carson and Mary Leslie Buice Carson, husband and wife,** hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in **Davidson County, Tennessee,** described as follows; to-wit:

LAND in Davidson County, Tennesee, being Lot 227 on the Plan of Revised Phase 6, Hearthstone, of record in Plat Book 6900 Pg 225, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Gregory Lee Cowan and wife, Christine Ellen Courtney Cowan by deed from Robert E. Wood and Wife, Karen R. Wood of record in Book 9739, Page 256, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property and all items set out on any applicable plat of record. Taxes for 2006 and subsequent years have been prorated and assumed by the Grantee(s) herein.

This property is improved property known as **1008 Manor Ct, Brentwood, TN 37027-4435**

Init Init CC

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

In witness, whereof, we, Gregory Lee Cowan and Christine Ellen Courtney Cowan, sign this Warranty Deed on this the 07/05/06.

Gregory Lee Cowan

Christine Ellen Courtney Cowan

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gregory Lee Cowan and Christine Ellen Courtney Cowan,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 5th day of July 2006.

Tamilyn Streeter Derryberry
Notary Public

My Commission Expires:
May 2, 2010