# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/14/06 11:32 2 pgs
Fees:13.00 Taxes:481.00
**20060914-0114065**

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of September, 2006

Daphne M. Davis
Notary Public:

MY COMMISSION EXPIRES: 11-14-09
(AFFIX SEAL)

DAPHNE M. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Cary L. Mitchell, Jr. | Homecomings Financial Network, Inc. | Map 119 |
| 3117 Lake Park Drive | 2101 Rexford, Suite 250W | Group 15-0 |
| Nashville, TN 37211 | Charlotte, NC 28211 | Parcel 021.00 |

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

**Lillian Louise Cowan, unmarried, a/k/a Lillian H. Cowan**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**Cary L. Mitchell, Jr. and Rachel Moss, both unmarried**
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:

BEING Lot No. 29, on the Map of Southlake, Section Two, as of record in Book 2083, Page 84, Register's Office for Davidson County, Tennessee.

Said Lot No. 29 fronts 88 feet on the west side of Lake Park Drive and runs back 177.3 feet on the north line and 161.5 feet on the south line to a dead line in the rear on which it measures 89.4 feet.

Being the same property conveyed to Ralph M. Cowan and wife, Lillian H. Cowan by deed from W.S. Snyder and wife, Mattie A. Snyder, of record in Book 3610, Page 101, Register's Office for said County. The said Ralph M. Cowan now being deceased.

This conveyance is subject to Restrictions of record in Book 2274, Page 618, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2083, Page 84, said Register's Office.

Lillian H. Cowan and Lillian Louise Cowan being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 3117 Lake Park Drive, Nashville, TN 37211

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, their heirs and assigns forever; and we do covenant with 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 is 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 hand this 12th day of September, 2006.

Lillian Louise Cowan
Lillian Louise Cowan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lillian Louise Cowan a/k/a Lillian H. Cowan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of September, 2006.

My Commission Expires: 03/31/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.