Davidson County DEEDWARR
Recvd: 12/08/06 13:43 2 pgs
Fees:13.00 Taxes:469.90
20061208-0152058

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 1st day of December, 2006.

Notary Public

My Commission Expires: 1.26.07

NOTARY PUBLIC AT LARGE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

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

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jim R. Peatman
424 Westboro Drive
Nashville, Tennessee 37209

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
091-13-0-187.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Barbara Gupton Cowell, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Jim R. Peatman,** _____, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in **Davidson** County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 13, on the Map of Westboro Subdivision, Section 1, as of record in Book 1424, Page 18, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 75 feet on the easterly side of Westboro Drive and runs back 216.5 feet on the northerly line and 232.3 feet on the southerly line, to a dead line, measuring 70 feet thereon.

Being the same property conveyed to William P. Cowell and wife, Barbara Gupton Cowell, by Warranty Deed from J. M. Jones and wife, Ruby M. Jones, of record in Book 2332, Page 33, Register's Office for Davidson County, Tennessee. William P. Cowell has since deceased.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 1424, Page 18, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien now due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 424 Westboro Drive, Nashville, TN 37209.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 1st day of December, 2006.

Barbara Gupton Cowell

Barbara Gupton Cowell

Barbara

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Barbara Gupton Cowell, with whom I am personally acquainted, or proved to me 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 and official seal this 1st day of December, 2006.

Notary Public

My Commission Expires: 9-19-09

SONYA SULLIVAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT

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