BOX 10-A

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $124,500.00.

Affiant

Subscribed and sworn to before me, this 14th day of December, 2006.

Notary Public:

My Commission Expires:

Davidson County DEEDWARR
Recvd: 12/18/06 11:14 2 pgs
Fees:13.00 Taxes:460.65
20061218-0155481

CHRISTINE L. LIND
STATE OF TENNESSEE
Exp. 8/9/09
NOTARY PUBLIC
SUMNER COUNTY, TENN.

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Randy L. Neff 1430 Greenland Avenue Nashville, TN 37216	New Owner	72-4-318

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, I/we, **Joseph M. Cowan, married** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Randy L. Neff**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

BEING the Southeasterly one-half of Lot No. 8 on the Plan of Country Club Estates, Block C, of record in Plat Book 843, Page 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Said Southerly part of Lot No. 8 fronts 50 feet on the Southwesterly margin of Greenland Avenue and extends back between parallel lines 175 feet to a line in the rear measuring 50 feet thereon.

BEING the same property conveyed to Joseph M. Cowan, unmarried by Warranty Deed form Ashley McKinnon, unmarried, dated November 10, 2005, recorded November 16, 2005, in Instrument Number 20051116-0138695, Register's Office for Davidson County, Tennessee.

Elizabeth Cowan, wife of Joseph M. Cowan, joins in to convey any and all marital rights, title and interest to the above referenced property.

Subject to any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the 2007 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 843, Page 95, Register's Office for Davidson County, Tennessee.

Any inaccuracy in the area, square footage acreage of the land described in Schedule A. The Company does not insure the area, square footage or acreage of the land.

Title to any portion of said land lying within the bounds of any road or highway.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 1430 Greenland Avenue, Nashville, TN 37216

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 14th day of December, 2006.

Joseph M. Cowan

Joseph M. Cowan

Elizabeth Cowan

Elizabeth Cowan

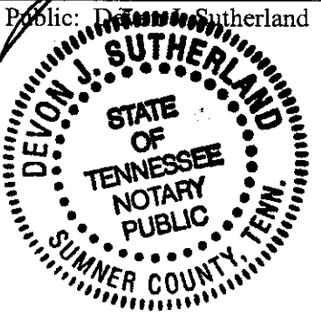
State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Joseph M. Cowan and Elizabeth Cowan**, the bargainor(s), 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 14th day of December, 2006.

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland



This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, TN 37075