Davidson County DEEDQC
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Fees:12.00 Taxes:0.00
20070116-0005727

This Instrument
Prepared By:

Dan E. Huffstutter
McLemore & Rollins
1211 Sixteenth Avenue South
Nashville, TN 37212
(615) 242-2000

QUITCLAIM DEED

This Deed, executed as of the 1st day of December 2006, at Nashville, Davidson County, Tennessee, by Grantors, Kimberly T. Sircy and Richard Tharp, to Grantee, James E. Cowden.

Witnesseth

That Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and do hereby transfer and convey unto the Grantee, to have and to hold to himself and to his assigns and successors forever, all interest they have in certain real estate situated in Davidson County, Tennessee, more particularly described as follows:

Being the westerly part of lots Nos. 6 and 13 on the plan of Nawakwa Hills Annex, Section No. 2, a subdivision of part on the L.J. Gee Estate, not of record, described according to survey made by Steve Draper, Surveyor, May 11, 1964, as follows: Beginning on the northerly margin of Nawakwa Trail, north 67° east 811.5 feet from the easterly margin of Neeley's Bend Road, said point also being the southeast corner of the property conveyed to C.L. Ratleph and wife by deed from Ben Walter Batey, of record in book 1907, page 376, Register's Office for said County; thence north 23°10' west 300 feet; thence north 67° east 76.6 feet; thence south 23°10' east 300 feet to the northerly margin of Nawakwa Trail; thence with the same, south 67° west 75 feet to the beginning.

Being the same real property conveyed to Roberta Ann Tharp by deed form A.A. Colebrook and wife, Georgia A. Colebrook, of record in book 3825, page 585, Register's Office for Davidson County, Tennessee.

The above listed parcel being inherited by the Grantors and Grantee as all heirs at law of Roberta A. Cowden [f/k/a Roberta Ann Tharp], deceased, estate administration in the Probate Court for Davidson County, Tennessee, case number 06P19

This is improved real property known as 604 Nawakwa Trail, Madison, TN 37215.

In Witnesseth Whereof, Grantors have executed this Deed as of the date and at the place first above written.

Kimberly T. Sircy

Kimberly T. Sircy

Richard K. Tharp

Richard Tharp

State of Tennessee)
County of Davidson)

Before me, John E. Clemmons, Esq., of the state and county aforesaid, personally appeared **Kimberly T. Sircy**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and whom, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 12 day of December 2006.

JOHN E. CLEMMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires:
5-23-09

State of Tennessee)
County of Davidson)

Before me, John E. Clemmons Esq., of the state and county aforesaid, personally appeared **Richard Tharp**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and whom, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 12 day of December 2006.

JOHN E. CLEMMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires:
5-23-09

Name and Address of Property Owner:	**Person or Entity Responsible For Payment of Property Taxes:**	**Map & Parcel Number**
James E. Cowden 604 Nawakwa Trail Madison, TN 37215	James E. Cowden 604 Nawakwa Trail Madison, TN 37215	05312002000

State of Tennessee)
County of Davidson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ -0-, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

James E. Cowden, Affiant

Sworn to and subscribed before me 12th day of December 2006.

NANCY BOWEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Nancy Bowen, Notary Public

My Commission Expires:
November 8, 2008.