Davidson County DEEDWARR
Recvd: 02/09/07 14:27 2 pgs
Fees:13.00 Taxes:259.00
20070209-0017331

Prepared by: & Return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

Brandon Pelizzari
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $70,000.00

Affiant

Subscribed and sworn to before me, this 12th day of January, 2007.

Notary Public
My commission expires: 5/22/10

05-0611-63281

Address of New Owner:	Send Tax Bills to:	Tax Information
Mario Robles	New Owner	52-05-0-145
933 Denson Avenue	1401 Stratford Avenue	
Madison TN 37115	Nashville, TN 37216	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James E. Cowden, Individually and as Administrator of the Estate of Robert Ann Cowden, and Kimberly T. Sircy and Robert Wayne Tharp and Richard Tharp, heirs at law of Roberta Ann Cowden, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mario Robles, hereinafter called the Grantees, their successors 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. 29, on the Plan of Revised Block "K", Power and Roth's Sub division of Madison Park, of record in Book 974, Page 38, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Clovis Wayne Tharp and wife, Roberta Reagan Tharp by deed from Vernon L. Livingston and wife, Virginia Livingston, dated February 27, 1959, recorded October 12, 1959, of record in Book 2964, Page 149, Register's Office for Davidson County, Tennessee. The said Clovis Wayne Tharp died leaving Roberta Reagan Tharp as the surviving tenant by the entirety. Roberta Reagan Tharp remarried becoming Roberta Ann Cowden and subsequently died intestate leaving James E. Cowden and Kimberly T. Sircy and Robert Wayne Tharp and Richard Tharp as her heirs at law. The Estate of Roberta Ann Cowden, deceased being administered in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 06P19.

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.

This property is improved property known as 933 Denson Avenue, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 January, 2007.

James E. Cowden

James E. Cowden, Administrator ADMINISTRATOR

Kimberly T. Sircy

Robert Wayne Tharp

Richard Tharp

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named James E. Cowden, Individually and as Administrator, Kimberly T. Sircy, Robert Wayne Tharp, Richard Tharp, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 12th day of January, 2007.

Notary Public at Large

My commission expires: 5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010