1226.82

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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RETURN TO:
Woodard & Shelton
1114 West Main St.
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 03/26/07 09:04 2 pg
Fees:13.00 Taxes:1013.80
20070326-0035680

W & I Ref:(_____) Title No: 48471
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Walter O. Cowan, Sr. Jan E. Cowan 1324 Autumn Springs Lane Old Hickory, Tennessee 37138	SAME

TAX MAP-PARCEL NUMBERS: 064080A02400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$274,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daniel McCarthy and spouse, Jill McCarthy**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Walter O. Cowan, Sr. and spouse, Jan E. Cowan** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Section One, Merritt Downs of record in Doc. No. 20010523-0053201, Register's Office for said County, to which plan reference is hereby made for amore complete description thereof.

Being the same property conveyed to Daniel McCarthy and Jill McCarthy, husband and wife, by deed from Beazer Homes Corp. dba Phillips Builders, a Tennessee Corporation of record in Doc. No. 20020605-0068314, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20010523-0053201, said Register's Office, which Plan shows a 20 foot minimum building setback line from Autumn Springs Lane, and a 10 foot easement for drainage purposes along the rear line(s) of said lot; and a 3 foot ingress and egress easement along the front line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20010702-0069864 and By-Laws in Doc. No. 20010608-0060786, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 1324 Autumn Springs Lane, Old Hickory, Tennessee 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of March, 2007.

Daniel McCarthy

Jill McCarthy

State of TENNESSEE

County of DAVIDSON

On this 22nd day of March, 2007 , before me the undersigned authority, personally appeared Daniel McCarthy Jill McCarthy, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DEBORAH GAIL JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: ~~PUBLIC~~

Notary

My Commission Expires MAY 23, 2009

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $274,000.00

Affiant

Sworn and subscribed before me this the 22nd day of March, 2007

Notary Public

NICHOLAS SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 5/19/07