THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 07040046** Return to: REALTY TITLE & ESCROW CO. INC 5111 Maryland Way, Suite 101 Brentwood, TN 37027	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $590,000.00. Affiant Subscribed and sworn to before me, this 15th day of May, 2007. Notary Public My Commission Expires: 11-22-2010

MATTHEW CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Kevin H. Cowles Keri J. Cowles 903 Montrose Ave Nashville, TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118-1-322.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Bass and Felicia Bass (formerly known as Felicia Woods), husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin H. Cowles and Keri J. Cowles, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING THE WESTERLY 50 FEET FRONT AND THE 50.6 FEET REAR OF LOT NO. 153 ON THE PLAN OF MONTROSE PLACE, A PLAN OF WHICH IS OF RECORD IN BOOK 57, PAGE 93, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF SAID LOT NO. 153 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF MONTROSE AVENUE AND RUNS BACK BETWEEN LINES, 102.7 FEET ON THE EASTERLY LINE AND 110.5 FEET ON THE WESTERLY LINE TO AN ALLEY ON WHICH IT MEASURES 50.6 FEET.

BEING THE SAME PROPERTY CONVEYED TO JOHN BASS AND FELICIA WOODS, BOTH UNMARRIED, AS JOINT TENANTS W/ RIGHT OF SURVIVORSHIP BY SPECIAL WARRANTY DEED FROM WEICHERT RELOCATION RESOURCES INC., RECORDED ON THE 19TH DAY OF JANUARY, 2005 IN INSTRUMENT NO. 20050119-0006780, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Felicia Woods is one and the same person as Felicia Bass.

This is improved property located at 903 Montrose Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of May 2007.

John Bass

Felicia Bass

Davidson County DEEDWARR
Recvd: 05/17/07 15:03 2 pgs
Fees:13.00 Taxes:2183.00
20070517-0059292

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Bass & Felicia Bass, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of May 2007.

Notary Public

My Commission Expires: 11/22/10

