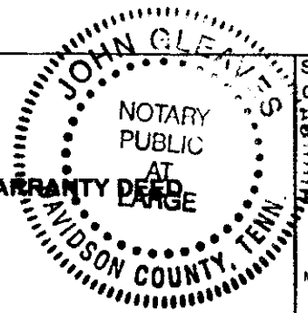


WARRANTY DEED

R-KW-07-3815

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF June, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS. (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Cowden		
3815 Dartmouth Avenue (ADDRESS)	(NAME) New Owner (ADDRESS)	116-8-115.00
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MORTON PERRIN CHILES, III, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARK COWDEN, _____, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 8, WOODMONT LANE HOMESITES, BLOCK "C", as shown on plat of record in Plat Book 1130, Page 13, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Morton Perrin Chiles III by Warranty Deed from Shawn D. Binkley and wife, Angela Binkley, recorded on the 21st day of June, 2004 in Instrument No. 20040621-0073137, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those in Plat Book 1130, Page 13, Register's Office for Davidson County, Tennessee.

Spouse does not join in this conveyance due to property never having been a marital residence.

unimproved ( )
This is improved (X) property, known as 3815 Dartmouth Avenue, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 4th day of June, 2007.

Morton Perrin Chiles, III

Davidson County DEEDWARR
Recvd: 06/06/07 11:47 2 pgs
Fees:13.00 Taxes:1294.63

20070606-0067763

STATE OF ~~Tennessee~~ Virginia
COUNTY OF ~~Davidson~~ Culpeper

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Morton Perrin Chiles, III, the within named bargainor, 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 the 4th day of June, 2007.

Notary Public

My Commission Expires: Aug. 31, 2007

(SEAL)

KAREN HAUGHT
COMMONWEALTH OF VIRGINIA
NOTARY PUBLIC

RETURN TO:
Kelly Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903