Davidson County DEEDWARR
Recvd: 07/05/07 11:22 2 pgs
Fees:13.00 Taxes:469.90
20070705-0079956

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

CAVAN K MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $127,000.00.

Affiant

Subscribed and sworn before me this the 29th day of June, 2007.

Notary Public
My commission expires:

My Commission Expires
September 25, 2010

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Joshua Jesse Cowan 559 Stevenson Street Nashville, TN 37209	Bank of America	91-9-154

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jason Toms, an unmarried person, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Joshua Jesse Cowan, an unmarried person, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being parts of Lot No. 18 and 19 on the Map of B.F. Cockrill Farm, as of record in Book 161, page 135, Register's Office for said County, being Lot No. 1 on the Plan of W.P. Evans Re-Subdivision, of parts of Lot Nos. 18 and 19 of the B.F. Cockrill Farm, not of record, described according to a survey made by E.R. Southgate, Surveyor, January 14, 1946, as follows:
Beginning at a point a post the southwest corner of Nall Avenue and Deal Avenue; thence with the southerly margin of said last mentioned avenue and a fence, westwardly 170 feet to a stake; thence southwardly 52 to a stake at the corner Lot Nos. 1 and 2; thence with the line between said two lot; eastward; u 170 feet to a stake in the westerly margin of Nall Avenue; thence with said avenue, northwardly 52 feet to the beginning.

Being the same property conveyed to JASON TOMS, a married man, by Deed from KIMBERLY WORSTALL, unmarried, of record as Instrument No. 20060718-0086396, dated July 14, 2006, recorded July 18, 2006, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 559 Stevenson Street, Nashville, TN 37209.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 29th day of June, 2007.

Jason Toms

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jason Toms, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of June, 2007.

My commission expires:

My Commission Expires
September 25, 2010

Notary Public

