STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$180,000.00** (One Hundred Eighty Thousand).

Nancy Enoch
AFFIANT

Subscribed to and sworn before me this 25th day of October, 2007

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC MY COMMISSION EXPIRES: 1-26-10 (NOTARY SEAL)

Davidson County DEEDWARR
Recvd: 10/30/07 15:48 2 pgs
Fees:13.00 Taxes:666.00
20071030-0128069

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Richard Cowan and Katharine Cowan 1000 15th Avenue South Nashville,TN 37212	CTX MTG 3100 McKINNON DALLAS. TX 75201	105-01-0-160.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WAYNE E. MORRIS, UNMARRIED AND ELSA S. MORRIS, UNMARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **RICHARD COWAN AND KATHARINE COWAN,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS 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. 73, on the Plan of B.F. Shields, as shown on plat of record in Plat Book 57, page 31, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Wayne E. Morris and Elsa S. Morris, as tenants in common each holding a one half interest by Deed of record in Book 10243, Page 432, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **1000 15TH AVENUE SOUTH** **NASHVILLE,TN37212**

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. Whenever 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, this 25th day of October, 2007

Elsa S. Morris

Elsa S. Morris

Wayne E. Morris

BY: Wayne E. Morris by Elsa S. Morris a/f

Elsa S. Morris, Attorney- In- Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25th day of October, 2007, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Elsa S. Morris** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 25th day of October, 2007.

C. Loy Carney

Notary Public

Commission Expires: _____

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 20, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25th day of October, 2007, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Elsa S. Morris**, attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **Wayne E. Morris**, and acknowledged that she executed that same as the free act and deed of the said **Wayne E. Morris**.

WITNESS my hand and official seal this the 25th day of October, 2007.

C. Loy Carney

Notary Public

Commission Expires: _____

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 20, 2008