Davidson County DEEDWARR
Recvd: 11/09/07 16:05 2 pgs
Fees:12.00 Taxes:0.00
20071109-0132597

THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 25918B

MAP/GROUP/PARCEL: 024-00-0/010.00

NEW OWNER'S NAME AND ADDRESS:
RONALD COWAN
4866 BRICK CHURCH PIKE
GOODLETTSVILLE, TN 37072

SEND TAX BILLS TO: M.H.
~~CASH~~ Same as New Owner

ENTERED
John C. Isbell
PROPERTY ASSESSOR

OCT 20 2006
DAVIDSON Co.
MAP__GP__CTL__PAR__

Pamela L. Whitaker, Register
Sumner County Tennessee
Rec #: 654718
Rec'd: 10.00
State: 369.63
Clerk: 1.00
EDP: 2.00
Total: 382.63
Instrument #: 814931
Recorded 10/20/2006 at 11:30 AM in Record Book 2619 Pgs 38-39

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **VICTOR MCGEE, (also known as Victor Curtis McGee) AN UNMARRIED MAN**, hereinafter called Grantor, does hereby transfer and convey unto, **RONALD COWAN, AN UNMARRIED MAN**, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in the 11th Councilmanic District of Davidson County, Tennessee, being a portion of the land on the plan of Division of the Deborah Lynn Jones property, and more particularly described according to a survey prepared by Philip J. Klober, R.L.S., Tennessee License #2050, d/b/a Klober Engineering Services, 203 10th Avenue East, Springfield, Tennessee, 37172, dated March 15, 2000, as follows:

Beginning at a point in the southerly margin of Brick Church Pike, the corner between this tract and the Carl G. Bailey property, having a deed reference in Deed Book 5821, Page 397, Register's Office of Davidson County, Tennessee, thence leaving said road, South 40 deg. 01' 16" West, 218.84 feet to an iron rod, a corner to the Bailey property, thence along the northerly line of the Bailey property, and the southerly line of this tract, North 53 deg. 37' 57" West, 1239.83 feet to a new iron rod being the southwest corner of this tract; thence North 36 deg. 22' 03" East, 206.27 feet to a new iron rod being the northwest corner of this tract; thence along the southerly line of the Chester Hardy III property, having a deed reference in Deed Book 6136, Page 76, Register's Office of Davidson County, Tennessee South 47 deg. 59' 54" East, 721.75 feet to an Elm tree stump; thence South 46 deg. 02' 56" East, 287.09 feet to a post; thence North 30 deg. 38' 12" East, 92.06 feet to Walnut tree fence corner; thence North 80 deg. 14' 28" East, 161.48 feet to an iron rod in the southwesterly margin of Brick Church Pike; thence along said road South 11 deg. 30' 24" East, 83.43 feet to a new rod; thence South 33 deg. 46' 50" East, 91.79 feet to the point of beginning containing 5.01 acres, more or less.

nm

The subject property is improved property known as 4880 BRICK CHURCH PIKE, GOODLETTSVILLE, TN 37072.

BEING the same property conveyed to Grantor herein by deed of record in Instrument #20010524-0054252 and re-recorded in Instrument #20010615-0063795 and corrected in Instrument #20011010-0110415, Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Victor C. McGee by Charley Lynn McGee as attorney in fact

VICTOR MCGEE
BY: CHARLEY LYNN MCGEE, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Charley Lynn McGee, to me known to be the person who executed the foregoing instrument in behalf of Victor McGee, and acknowledged that she executed the same as the free act and deed of the said Victor McGee, pursuant to a Power of Attorney which appears of record in Instrument # Rec BK 2619 pg 36, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Hendersonville, Tennessee, this 17th day of October, 2006.

Brenda Shelby
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-22-07

BRENDA SHELBY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $99,900.00.

AFFIANT

Sworn to and subscribed before me, this the 17th day of October, 2006.

Brenda Shelby
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-22-07

BRENDA SHELBY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY