Davidson County DEEDWARR
Recvd: 11/21/07 14:57 2 pgs
Fees:13.00 Taxes:406.19
20071121-0136544

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

Our File Number: 29601H

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

NEW OWNER'S NAME AND ADDRESS:
ERIC F. STILES
4880 BRICK CHURCH PIKE
GOODLETTSVILLE, TN 37072

SEND TAX BILLS TO:
NEW OWNER

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **RONALD COWAN, an unmarried person**, hereinafter called Grantor, does hereby transfer and convey unto, **ERIC F. STILES, an unmarried person**, 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 Deborah Lynn Jones property, and more particularly described according to a survey prepared by Phillip J. Klober RLS Tennessee 2050 d/b/a Klober Engineering Services 203 10th Ave East Springfield Tennessee follows:

Beginning at a point in the Southerly margin of Brick Church Pike the corner between this tract and the Carl G. Balley property, having a deed reference in Deed Book 5721, page 379, Register's Office for Davidson County, Tennessee; thence said road South 40 deg 01 min. 16 sec. West 218.84 feet to an iron rod a corner to the Bailey property; thence along the northerly line of the Bailey property and southerly line of this tract North 36 deg. 22 min 03 sec. East 206.27 feet to a new iron rod being the northwest corner of this tract; thence along the southerly line of the Chesterly Hardy III property having a deed reference in Deed Book 6136 page 76, Register's Office of Davidson County, Tennessee South 47 deg. 59 min 721.75 feet to an Elm tree stump; thence South 46 degrees 02 min. 56 sec. East 287.09 feet to a post; thence North 30 deg. 38 min. 18 sec East 92.06 feet to Walnut tree fence corner; thence North 80 deg. 14 min 28 sec. East 161.48 feet to an iron rod in the southwesterly margin of Brick Church Pike; thence along said road South 11 deg. 30 min. 24 sec. East 83.43 feet to a new iron rod; thence South 33 deg. 45 min 50 sec East 91.79 feet to a point of beginning.

Together with an ingress and egress easements extending to and from Brick Church Pike and extending along the northerly portion of the Carl G. Bailey property having a deed reference in Deed Book 5821, page 397, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Ronald Cowan in Instrument 20071109-0132597 recorded 11/9/2007, Register's Office for Davidson County, Tennessee.

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

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.

RONALD COWAN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned authority, **RONALD COWAN, an unmarried person**, with whom I am personally acquainted, and who acknowledged that he/she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Williamson County, Tennessee on this the 16th day of November, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My Commission Expires
April 17, 2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater for this transfer is $109,781.00.

AFFIANT

Sworn to and subscribed before me, this the 16th day of November, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My Commission Expires
April 17, 2010