(2)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/07/08 12:27 2 pgs
Fees:13.00 Taxes:795.50

20080407-0034941

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

Subscribed and sworn to before me, this 28th day of March, 2008.

Notary Public

MY COMMISSION EXPIRES: 1/11/2009
(AFFIX SEAL)

JAMES M. WELLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron Shapiro	Franklin American Mortgage Company	103-040
(NAME)	(NAME)	(MAP)
3831 Sentinel Drive	501 Corporate Centre Dr., Ste 400	310.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37209	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Richard Cowan and wife, Katharine Cowan, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Aaron Shapiro, an unmarried man, Andrew Shapiro and wife, Caryn Shapiro, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 19, on the Second Revised Plan of Valley View Subdivision, Section 1, of record in Plat Book 2331, page 113 as amended in Book 7774, page 334, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Richard Cowan and Katharine Cowan, husband and wife, by deed from Michael C. Seay and Brenda K. Seay, of record in Instrument No. 20050609-0066168, Register's Office for Davidson County, TN.

Katharine Cowan and Katharine K. Cowan being one and the same person.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 3831 Sentinel Drive, Nashville, Tennessee 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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 28th day of March, 2008.

Richard Cowan

Katharine Cowan by: Richard Cowan
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Richard Cowan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 28th day of March, 2008.

Notary Public

My Commission Expires: 11/14/09

JAMES M. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Richard Cowan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himelf to be the Attorney in Fact for Katharine Cowan, the within named bargainor, and that he as such Attorney-in-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name, Katharine Cowan, the bargainor, by the said, Richard Cowan, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 28th day of March, 2008.

Notary Public

My Commission Expires: 11/14/09

JAMES M. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY