RETURN TO: JACK CASE WILSON
TITLE ASSOCIATES LLC
5560 FRANKLIN PIKE CIRCLE
BRENTWOOD TN 37027

Davidson County DEEDWARR
Recvd: 04/11/08 10:24 3 pgs
Fees:18.00 Taxes:530.21
20080411-0036873

This Instrument Prepared By:
Brian Ragan, Esq.
Reynolds, Potter & Ragan, PLC
114 Highway 70 East
Dickson, Tennessee 37055
(615)446-2221

Address New Owner:
Jimmy Cowan
Wanda Cowan
1317 Fernbank Avenue
Madison, Tennessee 37115

Send Tax Bills To:
Same

Map / Parcel Numbers
Map 052-09-0/Parcel 142.00

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, JAMES COWAN an unmarried person residing in Dickson, Dickson County, Tennessee, the Grantor herein, has bargained and sold, and by these presents does transfer and convey to JIMMY COWAN and wife, WANDA COWAN, residing in Madison, Davidson County, Tennessee, the Grantees herein, their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 202 on the resubdivision of Lot 2 of Map showing Subdivision of Lots 45, 46, 47, 48, and 49, Montague Subdivision, of record in Book 5190, page 220, Register's Office for said County.

Said Lot No. 202 fronts 108.57 feet on the southeasterly margin of Fernbank Avenue and extends back between lines measuring 271.82 feet, more or less, on the southwesterly line, which is a broken and 260 feet, more or less, on the northeasterly line to aline in the rear, measuring 98.59 feet thereon.

Being the same property conveyed to Richard T. Sadler by deed from Mary C. Hayes, a widow, of record in Book 5380, page 329, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to James M. Cowan and wife, Josephine Cowan from Richard T. Sadler of record in Book 6670, Page 542, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the Plan of record in Book 5190, page 220, said Register's Office, which shows an Owner's Certificate, a 20 foot minimum building setback line from Fernbank Avenue, and the following note: Availability of Public Sewage Service to both Lots is dependent on adequate grade to the new gravity sewer being constructed in Fernbank Avenue, otherwise, private pumping facilities will be necessary to provide service.

Josephine Cowan has since died on May 9, 2003, leaving property vested in James Cowan as surviving tenant by the entirety.

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 successors and assigns, forever; and Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except otherwise set out. Grantor does further covenant and bind himself and his successors and representatives, to warrant and forever defend the title to the said land to the said Grantee(s), their successors 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 our hands this 31st day of December, 2003.

James M. Cowan

James Cowan

STATE OF TENNESSEE)
COUNTY OF DICKSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared James Cowan,* with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, by signing his name.

* aka James M. Cowan

Witness my hand and seal, at Office in Dickson, Tennessee, this 31st day of December, 2003.

Tina M Beck

Notary Public

TINA M. BECK NOTARY PUBLIC AT LARGE DICKSON COUNTY, TN

MY COMMISSION EXPIRES:
April 18, 2006

My Commission Expires: _____

The actual consideration for this transfer or value of property (whichever is greater) is $143,300.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Jimmy Cowan

Sworn to and subscribed this 31st day of December, 2003.

Notary Public

MY COMMISSION EXPIRES:
April 18, 2006

My Commission Expires: _____

