THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road, Suite 110** **Nashville, Tennessee 37215** **Record & Return To: File Box 9-B** **First Title & Escrow Co., Inc.**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration for this transfer is $0.00. Donald Cowan JR Affiant Subscribed and sworn to before me, this 15th day of July, 2008. Emily C Hf Notary Public My Commission Expires: 5-23-09

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION PROVIDED BY THE PARTIES, NO INDEPENDENT TITLE EXAMINATION HAS BEEN MADE.

QUITCLAIM DEED

Address New Owner: Donald Cowan, Jr. 4524 Beacon Drive Nashville, Tennessee 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 130-15-41

FOR AND IN CONSIDERATION and for the express purpose of making a re-conveyance to establish title in my legal name, I, **Donald J. Cowan, Jr.**, unmarried does hereby quitclaim and convey unto **Nicholas S. Akins, Trustee**, his successors and assigns, all my right, title and interest in and to the following described tract or parcel of land, to wit:

HEREINAFTER CALLED THE GRANTEES. THEIR HEIRS AND ASSIGNS. A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE. DESCRIBED AS FOLLOWS: TO-WIT:

Being the northwesterly part of Lot No. 2 and all of Lot No. 3 of Block "P" on the Plan of Tyne Meade, Section IV, as of record in Book 1424, page 25, Register's Office for said County, and described according to a survey made by John Kohl, Surveyor, dated July 8, 1971, as follows:

Beginning on the westerly margin of Beacon Drive, at the common corner of Lots Nos. 2 and 3; thence with the line between said two lots, northwestwardly 215 feet to a point; thence westwardly 100.5 feet, more or less, and northwestwardly 209.6 feet, more or less, to the rear line of Lot No. 2; thence with the same, northeastwardly 48 feet to the rear common corner of Lots Nos. 2 and 3; thence with the rear line of Lot No. 3 northeastwardly 57.15 feet to the rear common corner of Lots Nos. 3 and 4; thence with the line between said two lots, southeastwardly 562.95 feet to the westerly margin of Beacon Drive; thence with the same, southwestwardly 117.05 feet to the beginning.

Being the same property conveyed to Donald J. Cowan, Jr. by deed dated May 2, 1987, from C.C.I., Inc., a Tennessee Corporation, of record as Book 7227, page 593, Register's Office for Davidson County, Tennessee.

This is improved property known as 4524 Beacon Drive, Nashville, Tennessee 37215

And now, **Nicholas S. Akins, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby quitclaim and convey unto **Donald Spencer Cameron Cowan, Jr., unmarried**, his heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDQC
Recvd: 07/16/08 12:13 2 pgs
Fees:17.00 Taxes:0.00
20080716-0072803

IN WITNESS WHEREOF, We have executed this instrument on this 15th day of July, 2008.

Donald J. Cowan Jr.
Donald J. Cowan, Jr.

Trustee
Nicholas S. Akins, Trustee

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Donald J. Cowan, Jr.**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of July, 2008.

Emily C May
Notary Public

My Commission Expires: 5-23-09

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Nicholas S. Akins**, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of July, 2008.

Emily C May
Notary Public

My Commission Expires: 5-23-09

EMILY C. MAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.