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Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
Jeff Hale SAME	Jeff Hale 134 Timberhills Rd Hendersonville, TN 37075	Southeast Title 214 Centerview Dr. Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value,
Whichever is greater for this
transfer is $ [redacted]

Affiant

Subscribed and sworn to before me
On 20 Of August, 2008

Notary Public

My Commission Expires: 9.12.11

GRIMES BAIRD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Map & Parcel No.
91-8-81

Davidson County DEEDWARR
Recvd: 08/21/08 13:18 2 pgs
Fees:13.00 Taxes:3.70
20080821-0086105

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Mark Cowan, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Jeff Hale, with Mark Cowan the GRANTOR EXPRESSLY RETAINING A LIFE ESTATE, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Being Lot No.47 on the Plan of L B Davis Subdivision of Lot No.41, Clifton Plan, as of record in Book 57, page 100, Register's Office for said County.

Said Lot fronts 50 feet on the easterly side of 43rd Avenue, North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Patsey Trice Cowan, by virtue of a Warranty Deed dated June 21st, 1983, from Paul Trice, of record in Book ~~6075~~ 6089 6085 page 616, Register's Office for Davidson County, Tennessee.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 1014 43rd Ave N, Nashville, TN 37209

The said Patsey Trice Cowan since having deceased leaving her sole Heir at Law to be Mark Cowan, Please see Affidavit of Heirship of record as Instrument No 20080821-0086104 said Register's Office

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 8/20/08.

Mark Cowan,

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Mark Cowan, 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 and official seal at Nashville, Tennessee, 20th day of August, 2008

Notary Public

My Commission Expires: 9-12-11

GRIMES BAIRD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY