THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 08070558** AMY ADAMS GOWAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 22, 2010	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $430,000.00. Affiant Subscribed and sworn to before me, this 25th day of August, 2008. Notary Public My Commission Expires: _____

Davidson County DEEDWARR
Recvd: 08/26/08 11:01 2 pgs
Fees:13.00 Taxes:1591.00
20080826-0087610

WARRANTY DEED

Address New Owner: Chadham L. Cowan and Alison D. Cowan 661 Brook Hollow Road Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 115-07 81.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sammie G. James, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chadham L. Cowan and wife, Alison D. Cowan** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 323 ON THE PLAN OF WEST MEADE FARMS, INC., SECTION "Z", AS OF RECORD IN BOOK 2083, PAGE 109, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT FRONTS 148 FEET ON THE WEST SIDE OF BROOK HOLLOW ROAD AND RUNS BACK 313.5 FEET ON THE NORTHERLY LINE AND 313.6 FEET ON THE SOUTHERLY LINE, TO A DEAD LINE, MEASURING 148 FEET THEREON. BEING THE SAME PROPERTY CONVEYED TO SAMMIE G. JAMES, UNMARRIED BY WARRANTY DEED FROM R. CLARK SLAGLE AND WIFE, MARTHA SLAGLE, RECORDED ON THE 19TH DAY OF NOVEMBER, 1999 IN BOOK 11749, PAGE 248, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property located at 661 Brook Hollow Road Nashville TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it 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 taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of August, 2008.

Sammie G. James

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sammie G. James, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of August, 2008.

Notary Public

My Commission Expires: 11/22/10

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY