Box 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15 TH DAY OF DECEMBER, 2008. Notary Public MY COMMISSION EXPIRES: AUGUST 23, 2011 (AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES WESLEY SOVINE	**SAME**	**090-12-0-370.00**
(NAME) **1203 WHIPPOORWILL DRIVE**	(NAME)	**090-12-0-038.00**
(ADDRESS) **KINGSTON SPRINGS, TN 37082**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JOHN R. DEAN,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES WESLEY SOVINE,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY,** STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 1, as shown on the map entitled Resubdivision of Part of Lots 5 and 10 of the Subdivision of Lot 21 of the B. F. Cockrill Farm, of record in Plat Book 8250, page 355, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John R. Dean, by deed from Jerry W. Blair and wife, Joy S. Blair, of record as Instrument No. 199912060300173, dated December 3, 1999, Register's Office for Davidson County, Tennessee.

TRACT II:

Land in Davidson County, Tennessee, being part of Lot No. 5 on the Plan of the Resubdivision of Lots 5 to 8 inclusive in the Subdivision of Lot No. 21 Of the B. F. Cockrill Farm, as of record in Plat Book 421, page 21, Register's Office for said County, described according to a survey made by John H. Sullivan, County Surveyor, July 1946, as follows:

SAID part of said lot fronts 80.3 feet on the westerly side of Croleywood Drive and extends back on the northerly line 180 feet, more or less, with John Holt's southerly line (John Holt having acquired property in Deed Book 4091, page 774, Register's Office for Davidson County, Tennessee) and extends back 180 feet, more or less, on the southerly line (with the northerly line of property conveyed to Thomas B. Garland in Deed Book 1584, page 265, Register's Office for Davidson County, Tennessee) to the rear on which it measures 89.4 feet, more or less.

Being the same property conveyed to John R. Dean from Steve J. Donnelly by deed of record as Instrument No. 20010510-0048680, dated May 10, 2001, Register's Office for Davidson County, Tennessee.

THESE ARE INVESTMENT PROPERTIES AND ARE NOT, NOR HAVE EVER BEEN, THE PRINCIPAL RESIDENCE OF THE GRANTOR.

Davidson County DEEDWARR
Recvd: 12/15/08 15:32 2 pgs
Fees:13.00 Taxes:1110.00

20081215-0120209

Unimproved ( )
This is improved(X) property, known as 627 & 629 CROLEY DRIVE, NASHVILLE, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 15th day of **DECEMBER, 2008.**

JOHN R. DEAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John R. Dean,** 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 and official seal at Nashville, Tennessee this 15th day of **DECEMBER, 2008.**

My commission expires: AUGUST 23, 2011

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public