THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March, 2009. Notary Public MY COMMISSION EXPIRES: 9-26-09 (AFFIX SEAL)

TAHIRA V. BROWN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN My Commission Expires September 26, 2009

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alden Curtis	Regions Bank	MAP 131-05-B
336 Summit Ridge Circle	2050 Parkway office Circle	PARCEL 336.00
Nashville, TN 37215	Birmingham AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jeffrey S. Cowan, joined by his spouse**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alden Curtis and Joel Hill and wife, Terrie Hill**

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:

Land in Davidson County, Tennessee, being Unit number 336 as shown on the Plan of Four Seasons, a condominium development, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in the Master Deed establishing Four Seasons, a condominium, of record in Book 6841, page 349, Register's Office for Davidson County, Tennessee.

Being he same property conveyed to Jeffrey S. Cowan by deed recorded as instrument 20060321-0032432, said Register's Office. Morgan H. Cowan, the spouse of Jeffrey S. Cowan, joins in this conveyance.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **336 Summit Ridge Circle, Nashville, TN 37215.**

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 our hands this the 2nd day of March, 2009.

Jeffrey S. Cowan

Morgan H. Cowan

Davidson County DEEDWARR
Recvd: 03/09/09 14:02 2 pgs
Fees:13.00 Taxes:610.50

20090309-0021016

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 **Jeffrey S. Cowan and Morgan H. Cowan** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 2nd day of March, 2009.

My Commission expires 1-9-12

Notary Public

