THIS INSTRUMENT PREPARED BY:
Jennifer L. Johnson, Esq.
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File No. 22095-6
Davidson County Box
14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
William R. Cowart 3733 Nolensville Road Nashville, TN 37211	New Owner	Map 133-06 Parcel 217

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, THOMAS L. YOUNT and PAMELA JANE YOUNT WHITE, CO-TRUSTEES of the TLY TRUST #22598 u/a/d February 25, 1998, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto WILLIAM R. COWART and wife LINDA L. COWART, hereinafter called the Grantees, their heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 1 on the plan of Anton & Sparks Subdivision, as shown on plan of record in Plat Book 4470, Page 158, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Thomas L. Yount by Deed from James M. Fischer, Jr. and Robert B. Miller, individually, of record in Book 9020, Page 566, Register's Office for Davidson County, Tennessee, and further conveyed to Thomas L. Yount, as Trustee of the TLY Trust #22598 originally established on February 25, 1998, with full power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary by Quitclaim Deed from Thomas L. Yount of record in Book 11295, Page 374, said Register's Office and further conveyed to TLY Investments, LLC, a Tennessee limited liability company, by Trustees' Quitclaim Deed from Thomas L. Yount, as Trustee of the TLY Trust #22598 originally established February 25, 1998, of record in Instrument Number 20070321-0034474, said Register's Office, and further conveyed to THOMAS L. YOUNT and PAMELA JANE YOUNT WHITE, CO-TRUSTEES of the TLY TRUST #22598 u/a/d February 25, 1998, by that Quitclaim Deed of record in Instrument Number 20090902-0082279, said Register's Office.

THIS is improved property, known as 3733 Nolensville Road and 3733 Nolensville Pike, Nashville, TN 37211.

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 Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "A"; and Grantors do further covenant and bind themselves, their successors and assigns, 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.

BILL GARRETT, Davidson County
Trans:T20090060145 DEEDWARR
Recvd: 09/02/09 09:51 3 pgs
Fees:18.00 Taxes:2244.16
20090902-0082280

IN WITNESS WHEREOF, the Grantors have executed this instrument this 1 day of September 2009

Thomas L. Yount, Co-Trustee of the
TLY Trust #22598 u/a/d February 25, 1998

Pamela Jane Yount White, Co-Trustee of the
TLY Trust #22598 u/a/d February 25, 1998

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Thomas L. Yount, Co-Trustee of the TLY Trust #22598 u/a/d February 25, 1998, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 1 day of September, 2009.

Notary Public
My Commission Expires: 2/24/13

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILSON

BEFORE me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Pamela Jane Yount White, Co-Trustee of the TLY Trust #22598 u/a/d February 25, 1998, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Mt. Juliet, Tennessee, this 31 day of August, 2009.

Notary Public
My Commission Expires: 7/25/12

GLENWOOD W. WISEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $606,531.00

Affiant

Subscribed and sworn to before me this
1 day of September 2009.

Notary Public
My commission expires 2/24/13

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

EXHIBIT A
Permitted Encumbrances

(a) Taxes for the year 2009 and subsequent years, a lien not yet due and payable.

(b) Matters shown on the plan of record in Book 4470, Page 158, Register's Office for Davidson County, Tennessee.

(c) 60 foot setback restriction contained in Deed from John Ozier et ux Mildred to Jerry M. Turrentine, of record in Book 3706, Page 251, said Register's Office.

(d) Sign Lease Agreement, of record in Book 6156, Page 358, said Register's Office.

(e) Sign Lease Agreement by and between Thomas L. Yount and National Advertising Company, of record in Book 9092, Page 322, said Register's Office.

(f) Easement for sanitary sewers and/or storm drainage, of record in Book 3857, Page 582, said Register's Office