BILL GARRETT, Davidson County
Trans:T20090064655 DEEDWARR
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Fees:13.00 Taxes:170.94
20090922-0088184

This instrument prepared by: ?
Return TO

Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 21st day of September, 2009, by and between Janice M Cowans and Joseph T. Cowans, a married couple, party of the first part, and Marvin Cook, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 126 on the Plan of Bordeaux Hills, Section 4, of record in Book 3600, Page 49 , Reigster's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being all or part of the same property conveyed to Janice M Cowans by Warranty Deed dated April 27, 2005 of record at Instrument No. 20050429-0047731 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2009 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Book 3765, Page 144 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Janice M Cowans

Janice M Cowans

Joseph T Cowans

Joseph T Cowans

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Janice M Cowans and Joseph T Cowans, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of September, 2009.

Memorie White

Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

commission expires - 9-8-2013

Property Owner & Address:	Marvin Cook PO Box 148761 Nashville, Tn 37214
Tax Parcel No	08008021000
Property Address:	3213 Mexico Drive Nashville, TN 37218
MAIL TAX BILLS TO:	Marvin Cook PO Box 148761 Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $46,200.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 21st day of September, 2009.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY