This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050183

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

Davidson County DEEDWARR
Recvd: 04/29/05 16:18 2 pgs
Fees:13.00 Taxes:259.00

20050429-0048099

Send Tax Bills To:
Owner

New Owner is:
John and Jessica Lofbomm
2113 Martha Avenue
Nashville, TN 37216

MAP: 72-11
PARCEL: 125.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Harry E. Owen, Jr. and wife, Terry L. Owen**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **John Adam Lofbomm and wife, Jessica Gayle Lofbomm**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 147 on the Map showing the subdivision of the Waters Place of record in Book 332, pages 134 and 137, Register's Office for Davidson County, Tennessee.

Said Lot No. 147 fronts 50.0 feet on the easterly side of Martha Street and runs back between parallel lines 150.0 feet to an alley.

Being the same property conveyed to Harry E. Owen, Jr., and wife Terry L. Owen by Warranty Deed from Evans S. Atkins and wife, Agnes B. Atkins, dated March 29, 1990, recorded March 30, 1990, in Book 8076, page 574, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

HEO TRO Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 27th day of April, 2005.

GRANTOR:

Harry E. Owen Jr.

Harry E. Owen, Jr.

Terry L. Owen

Terry L. Owen

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Harry E. Owen, Jr. and wife, Terry L. Owen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, this the 27th day of April, 2005.

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Melissa L. Sanders
Notary Public

My Commission Expires:
MY COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE)
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

Kristina Martinez
Affiant

SWORN TO and subscribed before me this 27th day of April, 2005

NOTARY PUBLIC

My commission expires:

11.22.05