Davidson County DEEDWARR
Recvd: 08/16/05 13:22 3 pgs
Fees:18.00 Taxes:1746.40

20050816-0096987

This instrument prepared by:
Fidelity Residential Solutions
10125 Crosstown Circle, Suite 380
Eden Prairie, MN 55344
428381 5335
Natalie Powers

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jennifer W. Gower	New Owner	64-03-A-5.00 CO
(NAME) 4045 Brandywine Pointe	(NAME) 4045 Brandywine Pointe	
(STREET ADDRESS OR ROUTE NUMBER) Old Hickory, TN 37138	(STREET ADDRESS) Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, National Residential Nominee Services Inc. a Corporation organized and exisiting under the laws of the State of Delaware have this day bargained and sold, and do hereby transfer and convey unto the said Jennifer Whitmire Gower and husband, Christopher D. Gower *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:*

See Attached "Exhibit A".

STATE OF Tennessee
COUNTY OF

The actual consideration or value whichever is greater for this transfer is $ 472,000

Affiant

Subscribed and sworn to before me this the 10th *day of* August, 2005

My commission expires: 9/4/05 *(Affix Seal)*

Notary Public

NOTARY PUBLIC AT LARGE

This is unimproved ( ), known as 4045 Brandywine Pointe Boulevard, Old Hickory, TN 37138
improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons claiming by, through or under the grantor.

Whenever 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 hand this 5th *day of* August, 2005, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

National Residential Nominee Services Inc.

By: Loraine Slama

Printed Name: Loraine Slama

Its: Vice Pres.

(Corporate Seal)



STATE OF MN
COUNTY OF Hennepin

Before me, Robin B Cody, *a Notary Public of the State and County aforesaid, personally appeared* Loraine Slama, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* herself *to be* Vice Pres. *of the* National Residential Nominee Services Inc., *a corporation, the within named bargainor, a corporation, and that* she *as such* Vice Pres. *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* herself *as* Vice Pres.

Witness my hand and official seal, at office in Eden Prairie MN, *this* 5 *day of* August, 2005.

Rob B Cody

(This area for official notarial seal)

Notary Public
My Commission Expires:

ROBIN B CODY
Notary Public
Minnesota
My Commission Expires January 31, 2010

EXHIBIT A

Being Lot No. 70 of Brandywine Pointe Subdivision, Phase One, Section 1, of record in Book 7900, Page 164, and revised in Book 7900, Page 171, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to David E. Flitman and wife, Cynthia L. Flitman by deed from William James Carter, married of record in Instrument No. 20040528-0062829, Register's Office for Davidson County, Tennessee.