Record & Return to:

SMITH • SHOLAR • ASSOCIATES • PLLC •
846 Conference Drive, Suite 4
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00.

Nicholaus Bryan Gowan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF January, 2006.

Notary Public
MY COMMISSION EXPIRES 3/25/06
File No. G6-6010D

Davidson County DEEDWARR
Recvd: 01/25/06 13:16 3 pgs
Fees:18.00 Taxes:443.63
20060125-0009550

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Nicholaus Bryan Gowan and Carrie Anne Mayfield-Gowan, husband and wife (NAME) 4944 Algonquin Trail (STREET ADDRESS Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	SunTrust Mortgage, Inc. (NAME) 201 Fourth Ave N/7th Floor (STREET ADDRESS) Nashville, TN 37219 (CITY) (STATE) (ZIP)	162-3-375

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **William Thomas Hester and Elizabeth H. Hester, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicholaus Bryan Gowan and Carrie Anne Mayfield-Gowan, husband and wife** 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:

SEE ATTACHED EXHIBIT "A" INCORPORATED BY REFERENCE HEREIN

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2005 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 4944 Algonquin Trail, Antioch, TN 37013.

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. 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 my/our hand(s) this 20th day of January, 2006.

William Thomas Hester
William Thomas Hester

Elizabeth H. Hester
Elizabeth H. Hester

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 William Thomas Hester and Elizabeth H. Hester, husband and wife, the bargainor(s), with whom Iampersonally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 20th day of January, 2006.

My Commission Expires: 3/25/06

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____(title) for _____(corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____(title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20th day of January, 2006.

My Commission Expires:_____

Notary Public

TATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20th day of January, 2006.

My Commission Expires:_____

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O.BOX 663
GALLATIN, TN 37066

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Haywood Hills, Section 5, as of record in Book 4675, page 143, Register's Office for said County.

Said Lot No. 95 is a corner lot fronting on Algonquin Trail and Algonquin Court described as beginning at a point which is the common front corner of Lots 95 and 96 in the easterly margin of Algonquin Trail; thence, with the line between said lots easterly 135.6 feet to the common corners of Lots 94 and 95 southerly 156.7 feet to a point in the northerly margin of Algonquin Court; thence, with the northerly margin of said Court westerly 83.0 feet to the beginning of a curve to the right; thence, around said curve tot he right 36.27 feet to a point in the easterly margin of Algonquin Trail; thence, with the easterly margin of said Trail 89.7 feet to the point of beginning.

Being the same property conveyed to William Thomas Hester and Elizabeth H. Hester, husband and wife, by Deed from Marbut Glenn Gaston, Jr.,* dated June 29, 1978, of Record in Book 5307, Page 15, Register's Office for Davidson County, Tennessee.

*Trustee