(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $85,969.00 Affiant Subscribed and sworn to before me, this 25th day of January, 2006. Notary Public My commission expires: My Commission Expires March 22, 2008

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 01/30/06 12:41 2 pgs
Fees:13.00 Taxes:318.09
20060130-0011322

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Carron White	Access National Mortgage	**Map 136-10-B\Parcel 19-CO**
3518 Seneca Forest Drive	1800 Robert Fulton Dr. Ste.350	
Nashville, TN 37217	Reston, VA 20191	

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 HEREBY ACKNOWLEDGE, WE,

Rodney D. Bowen, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carron White, an unmarried woman

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:

Land in Davidson County, Tennessee, described as follows, to-wit: being Lot. No 44, Unit 44, Condominium Site Plan Lots 15-30, 41-56, Section Four, Priest Lake Forest, of record in Plat Book 5200, page 574, amending Plat Book 5200, page 573. Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Rodney D. Bowen, by Warranty Deed, from Dexter Snider and wife, Sherry Snider, of Record in Book 10480, page 81, Dated May 29, 1997, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Book 5200, page 573 & 574, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Book 7948, Page 628, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Book 5931, page 677, Register's Office for Davidson County, Tennessee.
Subject to lien for special assessment contained in Declarations of Covenants, Conditions and Restrictions/Master Deed of record in Book 5831, page 645, Book 6021, page 101, and Book 6124, page 956, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 3518 Seneca Forest Drive, Nashville, TN 37217.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. Wherever 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 25th day of January, 2006.

Rodney D. Bowen by: A. Scott Hubbard Atty in fact
Rodney D. Bowen
By: A. Scott Hubbard, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **A. Scott Hubbard,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Rodney D. Bowen for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Rodney D. Bowen, and is authorized by Rodney D. Bowen to execute this instrument on his/her behalf.

Witness my hand, at office, this 25th day of January, 2006.

Alicia R. Hamilton
Notary Public

My Commission Expires:_____

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
OCTOBER 10, 2009

File #: **05700-JM**
RECORD & RETURN TO:

_____

_____

_____