THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
SunTrust Mortgage Inc
201 Fourth Ave N. 7th Floor
Nashville, TN 37219

MAP PARCEL NUMBERS
Map & Parcel No.-108-03-0A-1.00co

Davidson County DEEDWARR
Recvd: 03/28/06 13:49 2 pgs
Fees:13.00 Taxes:270.10
20060328-0035253

WARRANTY DEED

THIS INDENTURE, made and entered into this 24th day of March, **2006**, by and between **Celeste M. Eakes-Bowker and Robert C Bowker, wife and husband**, party of the first part, and **Stacy Nickens**, unmarried, party of the second part,

WITNESSETH: That for and in consideration of **$73,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 4, Unit No. 1, in a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, as shown on the Condominium site Plan of Phase II, Section 3, of Patio Villa, and as established by a Master Deed, of record in Book 5970, Page 829, and re-recorded in Book 6014, Page 978, and Patio Villa Rules and Regulations of record in Book 7266, Page 827, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Patio Villa Condominiums, as of record in Book 5200, Page 495, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to Celeste M. Eakes by deed from Thomas P. Cleppe, unmarried, of record in Book/Instrument No.200002240018102, Register's Office, Davidson County, Tennessee, dated 02/18/00 and recorded 02/24/00. The said Celeste M. Eakes has since married Robert C. Bowker and now goes by Celeste M. Bowker. Celeste M. Eakes, Celeste M. Bowker and Celeste M. Eakes-Bowker are one and the same person.

Robert C. Bowker, spouse of Celeste M. Eakes-Bowker, joins in this conveyance to convey any and all interest, marital or otherwise, that he may have in the above referenced property now or hereafter.

The above referenced property is also known as 912 Patio Drive, Nashville, Tennessee 37214.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in the plat of record in plat of Patio Villa Condominiums, as of record in Book 5200, Page 495; Master Deed, of record in Book 5970, Page 829, and re-recorded in Book 6014, Page 978; Patio Villa Rules and Regulations of record in Book 7266, Page 827; Restrictive Covenants, Restrictions, Declarations of Covenants, Conditions and Restrictions of record in Book/Instrument No. 7266, page 827; and any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

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

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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

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

Celeste M Eakes-Bowker
Celeste M. Eakes-Bowker

Robert C. Bowker
Robert C Bowker

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Celeste M. Eakes-Bowker and Robert C Bowker, wife and husband** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 24th day of March, **2006.**

My commission expires 1-27-07

TONYA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$73,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 24th day of March, **2006.**

NOTARY PUBLIC

My commission expires: 9/24/09

PROPERTY ADDRESS:
912 Patio Drive
Nashville, TN 37214

Name and address of new owner:
Shelly N Eakes
912 Patio Dr
Nashville TN 37214