Davidson County DEEDWARR
Recvd: 04/03/06 14:58 2 pgs
Fees:13.00 Taxes:3959.00
20060403-0037699

40-A

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Joseph A. Sowell, III
Joanne F. Sowell
2501 Belmont Boulevard
Nashville, TN 37212

SEND TAX BILL:

SunTrust Mortgage, Inc.
P. O. Box 305110
Nashville, TN 37230-5110

MORTGAGEE:
SunTrust Mortgage, Inc.
P. O. Box 305110
Nashville, TN 37230-5110

MAP AND PARCEL:
Map 104-36
Parcel 298

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Ronald D. McMahan, Jr., unmarried** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Joseph A. Sowell, III and wife, Joanne F. Sowell**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being the northerly 50.0 feet of Lot No. 179 on the Plan of Belmont Heights, as of record in Plat Book 421, page 34, Register's Office for Davidson County, Tennessee.
>
> Said part of said lot fronts 50.0 feet on the west side of Belmont Boulevard and extends back between parallel lines and along the south side of Beechwood Avenue, 175.0 feet to an alley.
>
> Being the same property conveyed to Ronald D. McMahan, Jr., unmarried, by deed from Winnie Cross Shaw and husband, Don Shaw, dated November 16, 2001, of record in Instrument No. 20011120-0127242, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 2501 Belmont Boulevard, Nashville, TN 37212.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further

covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 3rd day of April, 2006.

Ronald D. McMahan, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Ronald D. McMahan, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 3rd day of April, 2006.

Notary Public

My Commission Expires: 01/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $1,070,000.00.

AFFIANT

Subscribed and sworn to before me
this 3rd day of April, 2006.

NOTARY PUBLIC

My Commission Expires: 01/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009