03

Realty Title
48-A

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

Davidson County DEEDWARR
Recvd: 06/20/06 09:13 2 pgs
Fees:13.00 Taxes:701.15
20060620-0073267

ADDRESS NEW OWNER:

Sara Katherine Bishop
129 Hillsboro Place
Nashville, TN 37215

SEND TAX BILL:

Primary Capital Advisors, LC
2100 Riveredge Parkway #950
Atlanta, GA 30328

MORTGAGEE:

Primary Capital Advisors, LC

MAP AND PARCEL:
MAP 117-3C
PARCEL 12.90 CO

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, **Richard S. Owen, Jr., unmarried, and Richard S. Owen, Sr., married** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Sara Katherine Bishop**, ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> A certain condominium apartment in Davidson County, Tennessee, being Unit No. 129 on the plan of Hillsboro Place Condominiums, of record in Book 5200 page 725, amended in Book 5200, pages 757 and 758,* both in the Register's Office for said County, and to which plan and record thereof are incorporated herein and made a part hereof by reference. * and as shown in the Master Deed of record in Book 6244, Page 394, and Book 6285, Page 209
>
> Being the same property conveyed to Richard S. Owen, Jr. and Richard S. Owen, Sr., by deed from Carol E. Milam, dated July 11, 2002, of record in Instrument No. 20020715-0084966, said Register's Office.
>
> 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.

The above described property has never been the primary residence of Grantor, Richard S. Owen, Sr., or that of his spouse.

This is improved property known as 129 Hillsboro Place, Nashville, TN 37215.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her 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 our hands this 30th day of May, 2006.

Richard S. Owen, Jr. by John S. Rula,
Attorney-in-Fact Pursuant to Limited Power
Of Attorney recorded in Instrument No.

20060620-0073266

Register's Office for Davidson County, TN

Richard S. Owen, Sr. by John S. Rula,
Attorney-in-Fact Pursuant to Limited Power
Of Attorney recorded in Instrument No.

20060620-0073265

Register's Office for Davidson County, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid JOHN S. RULA, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of RICHARD S. OWEN, JR. AND RICHARD S. OWEN, SR., and who acknowledged that he executed the same as the free act and deed of RICHARD S. OWEN, JR. AND RICHARD S. OWEN, SR. Witness my hand and official seal this 30th day of May, 2006.

Notary Public

My Commission Expires: 1/24/09

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 $189,500.00.

AFFIANT

Subscribed and sworn to before me
this 30th day of May, 2006.

NOTARY PUBLIC

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission Expires: 2/20/2009