WARRANTY DEED

JIM R. VANDERPOOL
MY COMMISSION EXPIRES
NOTARY PUBLIC AT LARGE
MAY 14, 2008
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 458,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 23RD DAY OF JUNE, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 06-01517 LOWEN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Keith A Lowen	same	MAP:
195 Bellmore Avenue		Parcel:103-02 237.00
Nashville, TN 37209		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BENJAMIN G. PICKTHORN, A SINGLE MAN,

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

KEITH A LOWEN, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 195 Bellmore Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee, and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 23rd day of June, 2006.

Benjamin G. Pickthorn

Davidson County DEEDWARR
Recvd: 07/17/06 10:14 2 pgs
Fees:13.00 Taxes:584.60

20060717-0085490

STATE OF ~~TENNESSEE~~ Oregon
COUNTY OF ~~WILLIAMSON~~ Washington

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, BENJAMIN G. PICKTHORN, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Brentwood, Tennessee~~ Tigard Oregon 24th, this 23rd day of June, 2006.

Notary Public

My Commission Expires: June 27, 2009

OFFICIAL SEAL
THOMAS W CASNE
NOTARY PUBLIC-OREGON
COMMISSION NO. 394287
MY COMMISSION EXPIRES JUNE 27, 2009

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT A - LEGAL DESCRIPTION

Lot 2, JOHN M. BRANHAM'S FARM, RESUBDIVISION OF A PORTION OF LOT NO. 7, as shown on plat of record in Plat Book 20005260052618, Page , in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Benjamin G. Pickthorn, unmarried by Warranty Deed from Francis Ruth Gaddis, married, recorded on the 4th day of September, 2003 at Instrument No. 20030904-0128807, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.