Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 08/22/06 14:11 2 pgs
Fees:13.00 Taxes:777.00

20060822-0103465

39-B
File #06-1347

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Robert R. Duarte and wife, Donna F. Duarte, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Cynthia W. Bowers, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being Lot # 64 on the plan of Devon Valley, Phase II, of record in Plat Book 7900 at page 563, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert R. Duarte and wife, Donna F. Duarte from Great Southern Homes of Tennessee, Inc., dated December 21, 1994, of record in Book 9554, page 239, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2556 Devon Valley Drive, Nashville TN, 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 18th day of August, 2006

Robert R. Duarte

Donna F. Duarte

State of Tennessee)
County of Davidson)

On this 18th day of August, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Robert R. Duarte and Donna F. Duarte, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/22/10

STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON-WILLIAMSON DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 210,000.00.

Cynthia W. Bowers
Affiant

Sworn and subscribed before me on this the 18th day of August, 2006.

Notary Public

My Commission Expires: 5/22/10

STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON-WILLIAMSON DAVIDSON COUNTY, TENN.

NEW OWNER:
Cynthia W. Bowers
2556 Devon Valley Drive
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
142-16-D-38CO