Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 08/23/06 09:50 2 pgs
Fees:13.00 Taxes:925.00

20060823-0103717

15-0608-150822

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of August, 2006.

JENIFER L. WISE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Notary Public
My commission expires: **MY COMMISSION EXPIRES: May 3, 2010**

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Elizabeth B. McGowin 2123 32nd Avenue South Nashville, TN 37212	NEW OWNER	103-04-0-152.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Wanda Joyce Primm and husband, John L. Primm, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Elizabeth B. McGowin, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being the westerly 7.5 feet of Lot No. 3, all of Lot No. 4, and the easterly 10 feet of Lot No. 5, Block 11, on the Map of part of Sylvan Park, of record in Book 332, Page 104, in the Register's Office of Davidson County, Tennessee.
>
> Said lot and parts of said lots adjoin and front together 67.5 feet on the south side of Utah Avenue, formerly 7th Avenue, and run back between parallel lines 160 feet, more or less, to an alley measuring 67.5 feet thereon.
>
> Being the same property conveyed to Wanda Joyce Primm and husband, John L. Primm by deed from Carl Franklin Walden, dated 2-5-87, recorded 2-5-87, of record in Book 7128, Page 839, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to: Taxes for 2006, and subsequent years; All matters shown on the Plan, with Owner's Certification, of record in Plat Book 332, Page 104, said Register's Office.
>
> This property is improved property known as 4607 Utah 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 my hand this 22nd day of August, 2006.

Wanda Joyce Primm

John L. Primm

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Wanda Joyce Primm and John L. Primm, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 22nd day of August, 2006.

Jenifer L. Wise
State of Tennessee at Large

JENIFER L. WISE
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES:
May 3, 2010

My Commission expires: _____