THIS INSTRUMENT PREPARED BY:
Ted A. Burkhalter, Atty at Law
2809 Columbine Place
Nashville, Tennessee 37204

Davidson County DEEDWARR
Recvd: 10/02/06 11:16 3 pgs
Fees:18.00 Taxes:473.60
20061002-0121389

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $128,000.00.

Christopher Brian Loggins
Affiant

Subscribed and sworn to before me, this 29th day of September, 2006, at Nashville, Tennessee.

Freda R. Swafford
Notary Public

My commission expires:

FREDA R. SWAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 24, 2009

WARRANTY DEED

ADDRESS NEW OWNER:
Christopher Brian Loggins
528 Annex Avenue
Nashville, TN 37209

SEND TAX BILLS TO:
2809 Columbine Pl.
Nashville, TN 37204
Burkhalter & Ryan

MAP/PARCEL:
Map
Parcel

Map/Par: 090-12-173.00.

FOR AND INCONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, FARRELL OWENS and PEGGY LOGGINS, Co-Executors for the ESTATE OF ROBERT LEONARD OWENS, ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to CHRISTOPHER BRIAN LOGGINS, UNMARRIED ("Grantee"), his successors, heirs and assigns all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 139 Charlotte Park Subdivision, Section 2, as of record in Plat Book 2663, page 22, Register's Office for said County, being more particularly described as follows:

Said Lot fronts 70 feet on the Easterly side of Annex Avenue and extends back between lines 145.5 feet on the Northerly line and 146.7 feet on the Southerly line to a dead line measuring 70 feet thereon.

Being the same property conveyed to Robert Leonard Owens and wife, Annie Laura Owens, by deed from Bobby D. Crook and wife, Bonnie F. Crook, , of record in Book 7324, pages 728-734, said Register's Office. The aforesaid Annie Laura Owens having preceded her husband in death on February 9, 1996.

This is improved property located at 528 Annex Avenue, Nashville, Tennessee 37209.

Robert Leonard Owens died on December7, 2005, leaving a will dated July 21, 1999. The will was admitted to probate on May 10, 2006 in the Seventh Circuit (Probate) Court, Davidson County, Tennessee, docket number 06-P-684. The will named FARRELL OWENS and PEGGY LOGGINS as co-executors. The co-executors are duly qualified. All debts of the decedent have been paid. The Tennessee Inheritance Tax clearance has been received being receipt number 440997479, a copy of which is attached as Exhibit A. The co-executors by signing this Deed release any right the executor has to recover this property in the event of the subsequent insolvency of this estate.

This conveyance is made subject to: (1) Restrictions of record in Book 2689, page 38, (2) terms and provisions of an Agreement between Consolidated Development, Inc. and City of Nashville, dated August 27, 1956, of record in Book 2593, page 566, and (3) all matters appearing on the Plan of record in Plat Book 2663, page 22, all of said Register's Office.

TO HAVE AND TO HOLD said real estate, with all the appurtenances, estate, title and interest thereto belonging, to the Grantee and Grantee's heirs, successors and assigns forever.

And Grantor, for Grantor and Grantor's successors and assigns, covenants that it is lawfully seized and possessed of said real estate in fee simple, has good right to convey it, and the same is unencumbered, except as set out herein. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out herein.

IN WITNESS WHEREOF Grantor has executed this instrument on this 29th day of September, 2006.

Farrell Owens
FARRELL OWENS

Peggy Loggins
PEGGY LOGGINS

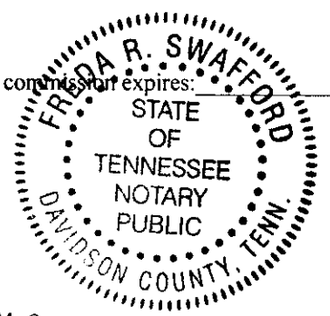
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named FARRELL OWENS and PEGGY LOGGINS, with whom I am personally acquainted, and who upon oath acknowledged that they are duly appointed co-executors of the Estate of Robert Leonard Owens and that they, as said co-executors being duly authorized, did execute the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of September, 2006.

Freda R. Swafford
Notary Public

My commission expires:



My Commission Expires JAN. 24, 2009

Exhibit "A"

N0019001

9095572060628

TENNESSEE DEPARTMENT OF REVENUE

Inheritance Tax Closing Letter (This is not a bill for tax due)

July 2, 2006

ESTATE OF ROBERT L OWENS
ATTN: FRANK RYAN
2809 COLUMBINE PL
NASHVILLE TN 37204-3103

Account Type:	INHERIT TX
Account No.:	440997479
Date of Death:	December 7, 2005
County:	DAVIDSON
[redacted]urity No.:	[redacted]-1072

A sworn return for inheritance tax has been filed with this department by the representative of the above estate.

As provided in Section 67-8-420, Tennessee Code Annotated, this receipt or certificate authorizes the court of the county in which such estate was administered to permit a final settlement or accounting by the estate representative.

The liability, as denoted in this closure letter, has been paid to the State of Tennessee. This is not a bill:

Inheritance Tax:	$0.00
Estate Tax:	$0.00
Interest:	$0.00
Penalty:	$0.00
Total:	$0.00

DETACH BELOW AND RETAIN FOR YOUR RECORDS

TENNESSEE DEPARTMENT OF REVENUE

ESTATE OF ROBERT L OWENS
ATTN: FRANK RYAN
2809 COLUMBINE PL
NASHVILLE, TN 37204-3103

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RV-N0019001