JOB

THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 East Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 12/04/06 11:01 2 pgs
Fees:13.00 Taxes:628.63
20061204-0149079

PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
ROBERT A GOWINS 1033 HITT LANE GOODLETTSVILLE, TN 37072	**American Home Mortgage** **538 Broadhollow Road** **Melville, NY 11747**	25-179

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Daniel M Slate and wife, Lindsey Wright Slate, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Robert A Gowins and wife, Debra I Gowins, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NO. 1 OF THE FINAL PLAT OF FRED MALONE LOT, AS OF RECORD IN PLAT BOOK 8250, PAGE 17, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO DANIEL M. SLATE AND WIFE, LINDSEY WRIGHT SLATE BY WARRANTY DEED FROM DEBRA L. CLOUD, A SINGLE PERSON, BY INSTALLMENT DEED OF RECORD IN INSTRUMENT NUMBER 20030807-0112278, EXECUTED 07/30/2003 SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as: 1033 Hitt Lane, Goodlettsville, Tennessee 37072.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 our hands this 30th day of November, 2006

DANIEL M SLATE

LINDSEY WRIGHT SLATE

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL M SLATE AND WIFE, LINDSEY WRIGHT SLATE with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that ~~he/she~~/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 30TH day of NOVEMBER, 2006.

SONDRA KIRBY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 1/20/08

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $169,900.00.

Affiant

My Commission Expires NOV. 22, 2008

Subscribed and sworn to before me this 30TH day of NOVEMBER, 2006.

DARRIS BILLINGSLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 11/22/08