Davidson County DEEDWARR
Recvd: 01/03/07 10:30 2 pgs
Fees:13.00 Taxes:447.70

20070103-0000967

Return to: Southern Land Title & Escrow, Inc.
934 Oldham Drive, Suite 100-A
Nolensville, TN 37135
615-776-7461

#473

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Stuart Bowers	First Horizon Home Loan	Map 53-16
609 Ellis Court	4000 Horizon Way	Parcel 229
Old Hickory, TN 37138	Irving, TX 75063	

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **James N. Goodwin and wife, Rachel L. Goodwin,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Stuart Bowers, married,** (The "Grantee"), his heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Kenwood Estates, of record in Plat Book 9700, page 137, said Register's Office, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James N. Goodwin and wife, Rachel L. Goodwin by warranty deed of record in Instrument Number 20010330-0030925, said Register's Office.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. **2007 Taxes, a lien not yet due and payable.**
2. **Restrictions of record in Book 9517, page 918, said Register's Office.**
3. **All matters appearing of record in Plat Book 9700, page 137, said Register's Office.**

This is improved property commonly known as **609 Ellis Court, Old Hickory, TN 37138.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $121,000.00.

Affiant

Subscribed and sworn to before me this
22nd **day of December, 2006**

Notary public:

My Commission Expires: 03/31/07

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **22nd** day of December, **2006**.

James N. Goodwin

Rachel L. Goodwin

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James N. Goodwin and Rachel L. Goodwin**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **THEY** executed the within instrument. WITNESS my hand and official seal at Nolensville, Tennessee, this **22nd** day of **December, 2006.**

Notary Public

My Commission Expires: 03/31/07