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

39-B
File #07-1072

McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

# 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 **Thomas Samuel Bowden, Sr., and Rebecca Lynn Bowden**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Shawn Kehoe**, 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 No. 16 on the Plan of Section Three, Southlake, of record in Book 2331, Page 97, Register's Office for said County. Said Lot No. 16 fronts 60 feet on the east side of Mavert Drive and extends back between lines, 247.5 feet on the north line and 263.4 feet on the south line to a dead line in the rear, which is a broken line, measuring 133 feet thereon.

Being the same property conveyed to Thomas Samuel Bowden, Sr. and wife Rebecca Lynn Bowden by deed from John W. Miles and wife Zina M. Miles dated May 5, 1999 of record in Book 11483, page 340, 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 which have been prorated between the parties.

Davidson County DEEDWARR
Recvd: 04/11/07 12:48 2 pg
Fees:13.00 Taxes:518.00
20070411-0043403

This is improved property, known as: 2906 Mavert Drive, Nashville TN, 37211.

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 30th day of March, 2007

Thomas Samuel Bowden, Sr.

Rebecca Lynn Bowden

State of Tennessee )
County of Davidson )

On this 30th day of March, 2007, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Thomas Samuel Bowden, Sr. and Rebecca Lynn Bowden, 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: 7-25-07

State of Tennessee )
County of Davidson )

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 140,000.00.

Affiant

Sworn and subscribed before me on this the 30th day of March, 2007.

Notary Public

My Commission Expires: 7-25-07

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NEW OWNER:
Shawn Kehoe
2906 Mavert Drive
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
119 15 0 117.00