File #6070202

This Instrument Prepared By Return TO
Elite Title Company, LLC
109 Westpark Drive, Suite 350
Brentwood, TN 37027
6070202

Davidson County DEEDWARR
Recvd: 04/26/07 15:05 2 pgs
Fees:13.00 Taxes:597.55
20070426-0050056

Send Tax Bills To:
Sun Trust Mortgage, Inc.
201 4th Ave N, 7th Floor
Nashville, TN 37219

New Owner is:
Brian A. Gottschall
308 Aaronwood Court
Old Hickory, TN 37138

MAP: 063-16-0B

PARCEL: 008.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Russell H. Bowlin, unmarried** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Brian A. Gottschall, married,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **308 Aaronwood Court, Old Hickory, TN 37138**

Exhibit A

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Hampton Park (formerly Chitwood Downs) as shown by plat of record in Plat Book 6900,page 405, as amended in Book 6900, pages 550-552, as corrected by Certificate of Correctino of record in Book 7462, Page 445, and further amended in Book 8181, Page 112, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Russell H. Bowlin, unmarried, by Deed from JP Morgan Chase Bank as Trustee for Equity One ABS, Inc., dated April 12, 2007, filed for record on April 18, 2007, of record in Instrument Number 200704180046026, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

VCB

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and

possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 18th day of April, 2007.

GRANTOR(S):

RUSSELL H. BOWLIN

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Russell H. Bowlin, unmarried** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 18th day of April, 2007.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$161,500.00**.

AFFIANT

SWORN TO and subscribed before me this the 18th day of April, 2007.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC
My commission expires: