RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
1468 WEXFORD DOWNS LANE
NASHVILLE, TN 37211
VT-07300058

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/03/07 10:48 2 pgs
Fees:13.00 Taxes:2939.65

20070503-0052993

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $794500

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 30th day of APRIL, 2007

Notary Public

MY COMMISSION EXPIRES: STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO. My Commission Expires OCT 24, 2010

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 1468 WEXFORD DOWNS LANE, NASHVILLE, TN 37211

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN P. ROWLEY **1440 BEDDINGTON PARK** **NASHVILLE, TN 37215**	Countrywide Home Loans 3011 Armory Dr Nashville, Tn. 37204	**159-01-0-026.00**

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, WE,

DAVID A. FLOYD and wife, LEIGH ANN McNEIL FLOYD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOHN P. ROWLEY, a married man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Hound's Run, as of record in Plat Book 6900, pages 167-171, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Leigh Ann McNeil Floyd and husband, David A. Floyd, Jr. by Warranty Deed from P.S., Inc., a Kentucky Corporation, dated 4-5-91 and recorded 4-9-91, in Book 8326, page 623, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **1440 BEDDINGTON PARK, NASHVILLE, TN 37215**
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. 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 our hands this 30th ~~day of~~ APRIL, 2007.

DAVID A. FLOYD

LEIGH ANN McNEIL FLOYD by David A. Floyd Attorney-In-Fact by instrument recorded in Instrument No: 20070501-0051565

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this, 30th day of April, 2007, personally appeared before me, DAVID A FLOYD, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained and who further acknowledged that he/she/they is the "attorney-in-fact" of LEIGH ANN FLOYD, and is authorized by him /her/them to execute this instrument on her behalf, as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of APRIL, 2007.

Commission Expires:_____

_____
Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010

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 David A. Floyd, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 2007.

Commission Expires:_____

_____
Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 2005, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, Tennessee, this the _____day of _____, 2007.

Commission Expires:_____

_____
Notary Public