Davidson County DEEDWARR
Recvd: 06/19/07 11:11 2 pgs
Fees:13.00 Taxes:2127.50

20070619-0073242

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45322

WARRANTY DEED

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00

Mary Jayne Mazer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of June, 2007

James T. Harris
Notary Public

MY COMMISSION EXPIRES: 5/23/09

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Richard Navarre II	SUNTRUST MORTGAGE, INC	103-12-172
211 Mayfair Road	P.O. BOX 79041	
Nashville, TN. 37205	BALTIMORE, MD 21279-0041	

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, I/WE,

James N. Bowen and wife, Laura J. Bowen

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

J. Richard Navarre II and wife, Melissa Lynn McPheeters

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, being Lot No. 20 and the southeasterly 30 feet of Lot No. 21 of Block "D: on the Plan of Cherokee Park, Section 1, of record in Plat Book 547, page 169, Register's Office for Davidson County, Tennessee and further described as follows:

Said Lot No. 20 and part of Lot No. 21 adjoin and front together 90 feet on the southwesterly margin of Mayfair Road and run back 194.58 feet on the southeasterly line of Lot No. 20 and 195 feet, more or less, on the northwesterly line of part of Lot No. 21 to a dead line in the rear measuring 86 feet thereon.

Being the same property conveyed to James N. Bowen and wife, Laura J. Bowen by deed from Seth W. Norman, unmarried, of record in Instrument Number 20040929-0117123, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 211 Mayfair Road, Nashville, TN 37205

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 my/our hand(s) this 18th day of June, 2007

James N. Bowen

James N. Bowen

Laura J. Bowen

Laura J. Bowen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named James N. Bowen and wife, Laura J. Bowen, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of June, 2007

Notary Public

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010