Davidson County DEEDWARR
Recvd: 07/02/07 11:14 2 pgs
Fees:13.00 Taxes:558.70
20070702-0078546

This instrument prepared by:
AND Return to:

Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 22nd day of June, 2007, by and between Sarah Ann Mayes, unmarried, party of the first part, and James E Owens Jr, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Gardner's Gold Coast Subdivision, as of record in Book 2133, Page 791 Register's Office for said county.

Said Lot No. 10 is more particularly described as follows: Beginning at a point in the easterly margin of Windover Drive, the common corner of lots 10 and 11 on said Plan; thence with the line between said two lots, northeastwardly 294.5 feet to a point; thence eastwardly 132.4 feet to a point; thence southwesterly 392.8 feet to a point in the easterly margin of Windover Drive; thence with the easterly margin of the same; northwestwardly 127 feet to the point of beginning.

Being all or part of the same property conveyed to Sarah Anne Mayes, by virtue of that certain Affidavit of Heirship Deed dated July 20, 2006, at Instrument No. 20060728-0091282, having been Quit Claimed to Anne Helen Galloway Mayes, a Life Estate and Sarah Anne Mayes, remainder in Fee Simple, dated December 21, 2004, at Instrument No. 20050126-0009586 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2006 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Book 2245, Page 363 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Sarah Anne Mayes [redacted]
Sarah Ann Mayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Sarah Ann Mayes, with whom I am personally acquainted, or

proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of June, 2007.

Notary Public

My Commission Expires: 6/21/07

TINA TARACZKOZY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

Property Owner & Address: James E Owens Jr

Tax Parcel No 06911002400

Property Address: 1711 Windover Drive
Nashville, TN 37218

MAIL TAX
BILLS TO:
United Capital Mortgage, 2035 Lakeside Centre Way,
Suite 140
Knoxville, TN 37922

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $151,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 22nd day of June, 2007.

Notary Public

My Commission Expires: 6/21/07

TINA TARACZKOZY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON