THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 07060178**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $390,000.00. Affiant Subscribed and sworn to before me, this 9th day of July, 2007. Notary Public My Commission Expires: 4/21/08

RACHAEL A. ALEXANDER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN My Commission Expires 04/21/2008

WARRANTY DEED

Address New Owner: Michael W. Fowler and Emilie J. Fowler 903 Pasadena Drive Nashville, TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 13209007400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael Taylor and wife, Emily Taylor** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael W. Fowler and wife, Emilie J. Fowler**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 21 ON THE PLAN OF SUBDIVISION OF CERTAIN LOTS IN OAKHILL SUBDIVISION NO. 1 AS OF RECORD IN PLAT BOOK 547, PAGE 52, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION. BEING THE SAME PROPERTY CONVEYED TO MICHAEL TAYLOR AND EMILY TAYLOR BY WARRANTY DEED FROM RYAN MCCLARY AND WIFE, SHELLEY C. MCCLARY, RECORDED ON THE 29TH DAY OF OCTOBER, 2004 IN INSTRUMENT NO. 20041029-0130292, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property located at 903 Pasadena Drive, Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of July, 2007.

Michael Taylor

Emily Taylor

Davidson County DEEDWARR
Recvd: 07/10/07 14:12 2 pgs
Fees:13.00 Taxes:1443.00

20070710-0082238

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Taylor and Emily Taylor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of July, 2007.

Notary Public

My Commission Expires: 11/22/10

