STATE OF TENNESSEE }
COUNTY OF Cheatham }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS ~~$108,000.00~~ 109,000 DO

Douglas Owen
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 16 DAY OF August, 2007.

NOTARY PUBLIC

My Commission expires: 10/20/10

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015

Joan S. Means

LEWIS BRONER MCCOY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Address of New Owner	Send Tax Bills To:	Tax Information:
Douglas Owen and Leanne Owen, Husband and Wife 515 Riverwood Circle Nashville, TN 27216	Same	104-01-0-171.00

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, I, **Joan S. Means,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do transfer and convey unto **Douglas Owen and Leanne Owen, Husband and Wife,** hereinafter called the **Grantees**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly 25 feet of Lot No. 104 and the westerly 25 feet of Lot No. 105 on the West End Annex, as subdivided by Sylvan Park Land Company, as of record in Book 332, page 61, Register's Office for said County

Said parts of Lot Nos. 104 and 105 front together 50 feet on the northerly side of Utah Avenue and extends back between lines 198 feet, more or less, to the right-of-way of the N.C. & St. L. Railway, measuring 50 feet thereon

Being the same property conveyed to Billy R. Means and wife, Joan S. Means by deed from William Joseph Smith and wife, Bessie Nollner Smith, of record at Book 2648, page 23, Register's Office for Davidson County, Tennessee. Further being the same property vesting in Joan S. Means by Divorce Decree of record at Book 4801, page 706, Register's Office for Davidson County, Tennessee. The said Billy R. Means having since died leaving his wife Ruby Means, and three (3) children, Myrna D. Paprockyj, Lilybeth Parrent, and Marelle G. Fogel, as his only heirs at law. Mryan D. Paprockyi, Lilybeth Parrent, Marelle G. Fogel, and Ruby Means, conveyed their interest if any in said property to Joan S. Means, for the purpose of correcting any error contained in above referenced divorce decree in instruments of record as: Instrument No: 20070809-0095337, Instrument No. 20070809-0095338, Instrument No. 20070809-0095339, and Instrument No. 20070809-0095340, Register's Office for Davidson County, Tennessee.

This is unimproved property generally located:
4002 Utah Avenue, Nashville, TN 37209

SUBJECT TO THE FOLLOWING:

1. 2007 Taxes have been assumed by and are the responsibility of Grantee.
2. Easement, setbacks and all other matters shown on the plan of West End Annex, as subdivided by Sylvan Park Land Company, as of record in Book 332, page 61, Register's Office for said County.

Davidson County DEEDWARR
Recvd: 08/20/07 15:32 2 pgs
Fees:13.00 Taxes:370.00

20070820-0099663

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 I do covenant with said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out therein. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the 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.

IN WITNESS WHEREOF, **Joan S. Means,** has caused this instrument to be executed, this the 16th day of August, 2007.

Joan S. Means

Joan S. Means

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Joan S. Means**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the within instrument for the purposes therein contained.

This the 16 day of August, 2007.

My commission Expires: 10/2010

NOTARY PUBLIC

LEWIS BROOKER MCCOY
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY