RETURN TO:

First National Financial Title
25 Century Blvd., Ste. 203
Nashville, TN. 37214

N15187

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N15187

Davidson County DEEDWARR
Recvd: 09/04/07 11:43 2 pgs
Fees:13.00 Taxes:610.13
20070904-0105746

Property Address:
1924 Grants Pass, Madison, TN 37115-6548

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Tracey L Edmonds Johnson and husband, Craig Johnson**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **William N Bowers and wife, Kathleen F Bowers**, hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 53 on the Plan of Cumberland Station at Wilson Camp, Section Three, as shown by plat of record in Instrument No. 20031006-0146888, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a warranty deed from Randall Phillips Homes, LLC, dated May 26, 2004, and recorded June 3, 2004, in the Register's Office for Davidson County, Tennessee, Instrument Number 200406030065211.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 31st day of August, 2007.

Craig Johnson {Seal}

Tracey L Edmonds Johnson {Seal}

State of TENNESSEE
County of DAVIDSON

On this the 31st day of August, 2007, before me, the undersigned officer, personally appeared Craig Johnson and Tracey L Edmonds Johnson, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

ROBIN V. CRAIG NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires November 22, 2010

Notary Public

My Commission expires:

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $164,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 31st of August, 2007.

Notary Public

My Commission expires: 9-16-07

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Name of Owner and Property Address:
William N Bowers and Kathleen F Bowers
1924 Grants Pass

Madison, TN 37115-6548

Person Or Entity Responsible For Payment Of Taxes:
Countrywide Home Loans, Inc.
PO Box 961206 FTWX-22
Fort Worth TX 76161

Tax Parcel ID#: 053-09-0-B-074.00CO