Davidson County DEEDWARR
Recvd: 10/12/07 12:02 2 pgs
Fees:13.00 Taxes:500.98

20071012-0121467

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: J. Shannon Lawrence, Jr. and Emma Jean Lawrence, Grantors
TO: Randy Lee Bowen and Andrea M>.Bowen, Grantees

WARRANTY DEED

Address New Owner: Numbers	Send Tax Bills to:	Map/Parcel
Randy and Andrea Bowen 3711 Wharton Drive Nashville, TN 37211	Same as Owner	148-06-0-107.00

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $135,400.00.

Affiant

Subscribed and sworn to before me this the 30th day of August, 2007.

My Commission expires: June 12, 2011

NOTARY PUBLIC

Notary Seal present but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **J. Shannon Lawrence, Jr. and wife, Emma Jean Lawrence**, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Randy Lee Bowen and wife, Andrea M. Bowen**, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 30 on the Map of Mangum Heights Subdivision, as of record in Book 2330, page 147, Register's Office for said County.

Said Lot No. 30 fronts 60 feet on the westerly margin of Wharton Drive and extends back between lines 184.95 feet on the northerly line and 165.20 feet on the southerly line to a broken line in the rear, measuring 85.33 feet thereon.

Being the same property conveyed to J. Shannon Lawrence, Jr. and wife, Emma Jean Lawrence by warranty deed from David Briggs and wife, Carol Briggs of record in Book 4821, page 928, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 3711 Wharton Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 30th day of August, 2007.

"GRANTORS"

J. Shannon Lawrence, Jr.

Emma Jean Lawrence

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named J. Shannon Lawrence, Jr. and Emma Jean Lawrence, the bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee this 30th day of August, 2007.

My commission expires: June 12, 2011

Notary Public

{Seal}



Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds