Davidson County DEEDWARR
Recvd: 10/26/07 16:20 3 pgs
Fees:18.00 Taxes:890.78
20071026-0126996

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Thomas S. Bowden
Rebecca L. Bowden
4929 Briarwood Drive
Nashville, TN 37211

SEND TAX BILL:

Mortgagee

MORTGAGEE:
Regions Bank DBA Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244

MAP AND PARCEL:
Map 147-05
Parcel 139

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Christopher W. Grear, married,** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Thomas S. Bowden and wife, Rebecca L. Bowden,** ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot(s) 497, as shown on the map entitled Plan of Section Six, Crieve Hall Estates, of record as Book 2331, pages 1 and 2 and corrected by instrument of record as Book 2441, page 306, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Christopher W. Grear by deed from Alfred L. Reyes and wife, Sharon L. Reyes, of record as Instrument No. 20020603-0066905, dated May 30, 2002, said Register's Office.
>
> Meggan Grear joins in the execution of this instrument to convey any interest she may have in the subject property as spouse of Christopher W. Grear.
>
> This conveyance is made subject to such limitations and restrictions and easements as may affect the premises.

This is improved property known as 4929 Briarwood Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and

forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 26th day of October, 2007.

Christopher W. Grear

Meggan Grear

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Christopher W. Grear and Meggan Grear, 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 foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 26th day of October, 2007.

Notary Public

My Commission Expires: 01/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
January 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $240,750.00.

AFFIANT

Subscribed and sworn to before me
this 26th day of October, 2007.

NOTARY PUBLIC

My Commission Expires: 01/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
January 24, 2009

I, Catherine H. Gwyn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Catherine H. Gwyn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9/18/2014

Notary's Seal

