Davidson County DEEDWARR
Recvd: 10/30/07 15:08 5 pgs
Fees:28.00 Taxes:962.00
20071030-0128056

This Instrument prepared by:

Nelley & Company, PLLC
102 Woodmont Boulevard
Suite 200
Nashville, Tennessee 37205

Address of New Owner(s)	Send Tax Bill To:	Map & Parcel Nos.:
Lawrence James Kamm Helen Sfikas Rogers 2205 State Street Nashville, TN 37203	SunTrust Mortgage P. O. Box 305110 Nashville,Tennessee 37230-5100	104-15-234.00

CLERK & MASTER'S DEED

This Indenture, made the ~~22nd~~ 30th day of October, 2007, between Richard R. Rooker, Clerk of the Circuit Court for the Twentieth Judicial District, Davidson County, Tennessee, of the first part, and Lawrence James Kamm and wife, Helen Sfikas Rogers of the second part, Witnesseth: That by Order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, rendered in Case No. 07P-393 on August 6, 2007, the Petitioner, Billy Cato Woodard, was granted a declaratory judgment by default declaring that the Petitioner and certain other persons, including some of the named Respondents (to be identified by the Court upon the filing of Affidavits of Pedigree), are the heirs-at-law of Mary Lou Bowdoin (the "Decedent"), who died intestate on August 21, 2006, and that, upon the death of the Decedent, the Petitioner and the other heirs-at-law of the Decedent acquired interests in the Decedent's real property by operation of law pursuant to Tennessee Code Annotated Sections 31-2-103 and 31-2-104, and that the Petitioner and the other heirs-at-law of the Decedent are entitled to partition and sale. That, by Order of said Court entered on September 28, 2007, the said Clerk was authorized to execute a deed and all documents of sale and to receive the net proceeds from the sale for deposit with the

Court. And that, by Order of said Court rendered on September 28, 2007, the Court authorized the sale of the real estate hereinafter described to the said Lawrence James Kamm and wife, Helen Sfikas Rogers for Two Hundred Sixty Thousand And No/100 Dollars ($260,000.00), and the said Lawrence James Kamm and wife, Helen Sfikas Rogers having paid the sum of Two Hundred Sixty Thousand And No/100 Dollars ($260,000.00), as required by the Orders of said Court.

Now, therefore, in order to carry into effect said sale, pursuant to said Orders, and in consideration of the sum of Two Hundred Sixty Thousand And No/100 Dollars ($260,000.00), paid to said Clerk, the receipt of which is hereby acknowledged and the said Clerk doth hereby transfer and convey to the said **Lawrence James Kamm and wife, Helen Sfikas Rogers**, and their heirs and assigns, forever, said tract or parcel of land situated in the County of Davidson and State of Tennessee, and bounded and described as follows, viz:

Situated and being in the City of Nashville, County of Davidson, State of Tennessee, to wit:

> **Being Lot 7 on the Map of Linden Place, as of record in Book 547, Pages 121 and 122, Register's Office for Davidson County, Tennessee.**
>
> **Said Lot No. 7 fronts 75.4 feet on the northerly side of Sunset Place, formerly Linden Place and runs back 168 feet on the westerly line and 176 feet on the easterly line to a dead line, measuring 75 feet thereon.**
>
> Being the same property conveyed to Mary Lou Bowdoin by Last Will and Testament of Billie B. Hamlin of record in Instrument No.20070306-0027567, (WB-136-666), prior conveyance to Billie B. Hamlin by Deed from Mary C. Smith of record in Book 5032, Page 351, Register's Office for Davidson County, Tennessee.

To Have and to Hold said real estate, with all the hereditaments and appurtenances thereto belonging, to the said Lawrence James Kamm and wife, Helen Sfikas Rogers, and to their heirs and assigns, forever, in as full and ample a manner as the said Richard R. Rooker as such Clerk can, or ought to, under authority of law and said Orders convey the same, but not further or otherwise.

In Witness Whereof, the said Richard R. Rooker, Clerk of the Circuit Court for the Twentieth Judicial District, Davidson County, Tennessee, as aforesaid, hath hereunto set his hand, the date first above written.

This the 30th (PDA) day of October, 2007.

Richard R. Rooker, Clerk

STATE OF TENNESSEE)
COUNTY OF ~~HAYWOOD~~ Davidson (PDA))

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Richard R. Rooker, Clerk of the Circuit Court for the Twentieth Judicial District, Davidson County, Tennessee, the bargainor, with whom and whose official character I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 30th (PDA) day of October, 2007.

Notary Public

My Commission Expires: 3-20-2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for the transfer or value of the property transferred, whichever is greater, is $260,000.00.

AFFIANT

Sworn to and subscribed before me on this the 30th day of October, 2007.

NOTARY PUBLIC

My Commission Expires: 3.20.2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

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: 09/18/2011

Notary's Seal

