

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$145,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF **OCTOBER, 2007.**

Notary Public

MY COMMISSION EXPIRES: 8-23-2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEVE A. NICHOLS, ET UX	Sun Trust Mortgage Inc.	**096-13-0-140.00**
(NAME) **909 SHAUNA DRIVE**	(NAME) 201 4th Ave. N 7th Floor	
(ADDRESS) **NASHVILLE, TN 37214**	(ADDRESS) Nashville TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

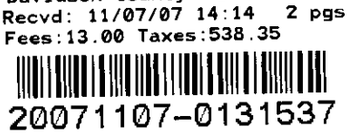
FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **DARLENE BOWMAN, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVE A. NICHOLS AND WIFE, LYNDA M. NICHOLS,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 21 on the Map of Malvin Heights, of record in Book 2330, page 83, 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 Darlene Bowman, unmarried, by deed dated October 22, 1998 and filed of record October 26, 1998 in Book 11168, page 726, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Plat Book 2330, page 83, sanitary Sewer and/or Storm Drainage Easement of record in Book 5569, page 184, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 11/07/07 14:14 2 pgs
Fees:13.00 Taxes:538.35



20071107-0131537

unimproved ( )
This is improved(**X**) property, known as **909 SHAUNA DRIVE, NASHVILLE, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever 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 genders.

Witness my hand this 19th day of **October, 2007.**

Darlene Bowman

DARLENE BOWMAN

STATE OF ILLINOIS

COUNTY OF Dupage

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Darlene Bowman**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 19th day of October, 2007.

My commission expires: March 30, 2010

Myrna Shamoon

Notary Public

OFFICIAL SEAL
MYRNA B SHAMOON
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:03/30/10