WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/26/07 10:39 2 pgs
Fees:13.00 Taxes:238.65

20071226-0147035

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$64,500.00.**

Daphne M Dain
Affiant

Subscribed and sworn to before me this 21st day of December, 2007

Notary Public
My Commission expires: 8/23/11
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Karen Gowen	Taylor Bean & Whitaker	082-03-0-484
916 N. 5th St.	1417 North Magnolia Ave.	
Nashville, TN 37207	Ocala, FL. 37212	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Noble Properties, Inc.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Karen Gowen and Robert R. Gowen, III, wife and husband,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 21 on the plan of Sharpe and Crutcher's Addition, of record in Book 57, page 82, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 21 fronts 50 feet on the westerly side of North 5th Street and runs back between parallel lines, 165 feet to an alley.

Being the same property conveyed to Noble Properties, Inc., by deed from Priority Trustee Services of TN, LLC., on June 21, 2007, of record in Instrument Number 20070713-0083585, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 57, page 82, Register's Office Davidson County, Tennessee.

This is improved property known as: **916 N. 5th St., Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this 21st day of December, 2007

Noble Properties, Inc.

By Lane Wallace

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 21st day of DECEMBER 2007, before me, appeared Lane Wallace, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of Noble Properties, Inc. and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Lane Wallace acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC



My Commission Expires:

5/23/11

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212