WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/25/08 16:01 3 pgs
Fees:18.00 Taxes:453.25
20080125-0008250

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $132,500.00.

Elizabeth Mason
Affiant

Subscribed and sworn to before me this 18 day of Jan., 2008

Daphne M. Davis
Notary Public
My Commission expires: 11-14-2009
(Affix Seal)

DAPHNE M. DAVIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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:
William E. Bowers	SAME	092-13-0-175.00
3315 Park Avenue		
Nashville, TN 37209		

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, **Martha F. Wilson and husband, Hal Wilson**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **William E. Bowers, an unmarried man**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 2 on the plan of Charlotte Park Company's Second Addition to Nashville, of record in Book 57, page 160, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Wilson Enterprises, Inc., by deed from Emma Guthrie, on April 12, 2006, of record in Instrument Number 20060412-0042260, Register's Office for Davidson County, Tennessee. And further conveyed to Martha F. Wilson and husband, Hal Wilson by Quitclaim Deed on June 7, 2006 of record in Instrument Number 20060627-0076378, said Register's Office.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 57, page 160, Register's Office Davidson County, Tennessee.

This is improved property known as: **3315 Park Avenue, Nashville, TN 37209**

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 January 18, 2008.

Martha F. Wilson
Martha F. Wilson

Hal Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Martha F. Wilson and husband, Hal Wilson** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 18, 2008

My commission expires 8/23/11

Notary Public



I, Liz Maison, 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 according to law.

Liz Maison
Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M Davis, a notary public for this county and state, Liz Maison, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Daphne M. Davis
Notary's Signature

My commission expires: 11-14-2009

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)