Warranty Deed

BOX 58 RETURN TO: PREPARED BY: BANKERS TITLE & CLOSING CORP. [illegible]	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $211,500.00. Affiant Subscribed and sworn to before me, this the 13th day of March, 2008. Notary Public My commission expires: 1-9-12

JAMES A. WAGONER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Justin Saunders	Community First Bank	Map: 83-1
1032 Granada Avenue	501 South James Campbell Blvd.	Parcel: 216
Nashville, TN 37206	Columbia, TN 37401	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMES M. BOWES, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUSTIN SAUNDERS, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 4 on the Plan of J.G. Grissim's Grand Avenue Addition in East Nashville of record in Plat Book 974, Page 35, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James M. Bowes, a married man by deed from Tennessee Equity Holdings, Inc. of record in Instrument Number 20060811-0098872, in the Register's Office for Davidson County, Tennessee, dated July 28, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1032 Granada Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 03/20/08 09:36 2 pgs
Fees:13.00 Taxes:782.55
20080320-0028109

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of March, 2008.

James M Bowes by his Attorney in Fact
James M. Bowes signed by his
Attorney-in-fact, John Donelson, IV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of March, 2008, before me personally appeared John Donelson, IV, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of James M. Bowes as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of James M. Bowes.

J. Brandon Miller
Notary Public

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: November 22, 2010

Angelina J. Bowes, spouse of James M. Bowes, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Angelina J Bowes by Her Attorney in Fact
Angelina J. Bowes signed by her
Attorney-in-fact, John Donelson, IV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of March, 2008, before me personally appeared John Donelson, IV, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Angelina J. Bowes as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Angelina J. Bowes.

J. Brandon Miller
Notary Public

My Commission Expires: November 22, 2010

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY