WARRANTY DEED

Record & Return to:

CLG Title & Escrow Services, LLC
1222 16th Avenue S., Suite 10
Nashville, TN 37212

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$602,500.00.**

Amanda Vaughn
Affiant

Subscribed and sworn to before me, this 17th day of March, 2008.

Rebecca D. Price
Notary Public

REBECCA D. PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires November 22, 2010

MY COMMISSION EXPIRES: 11/22/10

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/27/08 10:50 2 pg
Fees:13.00 Taxes:2229.25

20080327-0030684

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Suzanna Greenwell	NEW OWNER	104-16-O
(NAME)	(NAME)	(MAP)
321 Hickory Lane		131.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Waverly, TN 37185		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Marlin Brent Rowan, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Suzanna Greenwell** a married person, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 1, on the Plan of Resubdivision of Lots 76 & 77 on the Revised Plan of George W. Blair's Subdivison of Belmont Heights, of record in Plat Book 5190, page 326, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Marlin Brent Rowan, by deed from Michael S. Kestner, unmarried, dated May 17, 1982, of record in Book 5887, page 877, Register's Office for Davidson County, TN.

Jill Rowan joins in this conveyance for the purpose of conveying her marital interest, if any, in subject property.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 1906 Linden Avenue, Nashville, Tennessee 37212

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/our hand(s) this 17th day of March, 2008.

Marlin Brent Rowan

Jill Rowan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Marlin Brent Rowan and Jill Rowan; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 17th day of March, 2008.

Notary Public

JAMES M. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/14/09