Davidson County DEEDWARR
Recvd: 04/09/08 15:08 2 pgs
Fees:13.00 Taxes:1313.50

20080409-0036118

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $355,000.00

Affiant

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

Notary Public
My commission expires: 11-22-10

Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

02-0803-45959

Address of New Owner:	Send Tax Bills to:	Tax Information
Rev. Clarence Roy Stauffer 119 Haverford Drive Nashville TN 37205	New Owner	116-13-0-032.00 116-13-0-032.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Bonnie A. Owen and husband Douglas B. Owen, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Rev. Clarence Roy Stauffer and Dr. C. Roy Stauffer, As Joint Tenants With Right of Survivors, hereinafter called the Grantees, their successors 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. 31, on the Plan of West Meade Farms, Section 3, of record in Book 1835, Page 4, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Douglas B. Owen and wife, Bonnie A. Owen by deed from Steven B. Smith and wife, Mary M. Smith, dated July 26, 2004, recorded July 30, 2004, of record in Instrument No. 20040730-0091772, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Bonnie A. Owen by Quitclaim Deed from Douglas B. Owen, dated November 30, 2007, recorded December 10, 2007, of record in Instrument No. 20071210-0141976, Register's Office for Davidson County, Tennessee.

Douglas B. Owen, spouse of Bonnie A. Owen, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 27th day of March, 2008.

Bonnie A. Owen

Douglas B. Owen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bonnie A. Owen and Douglas B. Owen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 27th day of March, 2008.

State of Tennessee at Large

My Commission expires
1/23/10

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON