Return to: First Title and Escrow Company, Inc.
File Number 27634 Box 9B

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(__gj__) Title No: 49345
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/07/08 14:16 2 pgs
Fees:13.00 Taxes:1487.40
20080507-0047230

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Trey Tally Sarah Lodge 4607 Utah Avenue Nashville, Tennessee 37209	SAME

TAX MAP-PARCEL NUMBERS: 10304015200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$402,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Elizabeth B. McGowin , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Trey Tally unmarried and Sarah Lodge ,unmarried and as joint tenants with right of survivorship** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the westerly 7.5 feet of Lot No. 3, all of Lot No. 4 and the easterly 10 feet of Lot No. 5, Block 11, on the Map of part of Sylvan Park, of record in Book 332, page 104, in Register's Office of Davidson County, Tennessee.

Said lot and parts of said lots adjoin and front together 67.5 feet on the southside of Utah Avenue, formerly 7th Avenue, and run back between parallel lines 160 feet, more or less, to an alley measuring 67.5 feet thereon.

Being the same property conveyed to Elizabeth B. McGowin by Warranty Deed from Wanda Joyce Primm and husband, John L. Primm, dated August 22, 2006 and recorded on August 23, 2006 of record in Instrument No. 20060823-0103717, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2008, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Plat Book 332 Page 104, said Register's Office.

This is improved property, known as: 4607 Utah Avenue, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of May, 2008.

Elizabeth B. McGowin

State of TENNESSEE
County of DAVIDSON

On this 1st day of May, 2008 , before me the undersigned authority, personally appeared Elizabeth B. McGowin , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: My Commission Expires May 2, 2011

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $402,000.00

Affiant

Sworn and subscribed before me this the 1st day of May, 2008

Notary Public

My Commission Expires: 11-14-09

MARY ESTHER CHAMPION STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires NOV 14 2009