Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 06/20/08 15:07 2 pgs
Fees:13.00 Taxes:1180.30
20080620-0063874

Return:
McCann & Hubbard
1804 Williamson Ct., Ste. 201
Brentwood, TN 37027
615-377-3319

39-B
08-1195

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David A. Palmer, and wife, Michele R. Palmer**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Philip R. McGowan, and wife, Kathryn B. McGowan**, 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 Lot No. 140 on the Map of Victoria Place, as of record in Book 332, page 10, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David A. Palmer and wife, Michele R. Palmer by deed from Christopher T. Jackson and wife, Margaret N. Jackson dated 10/27/03 of record in Inst. No. 20031029-0159450, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1211 Cedar Lane, Nashville TN, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 13th day of June, 2008.

David A. Palmer

Michele R. Palmer by David A. Palmer,
Attorney-in-Fact

State of Tennessee)
County of Davidson)

On this 13th day of June, 2008, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named David A. Palmer, the bargainor(s), 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.

Notary Public

My Commission Expires: 7-25-09

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

State of Tennessee)
County of Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared David A. Palmer, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Michele R. Palmer for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for Michele R. Palmer, and is authorized by Michele R. Palmer to execute this instrument on his/her behalf.

Notary Public

My Commission Expires: 7-25-09

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 319,000.00.

Affiant

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Sworn and subscribed before me on this the 13th day of June, 2008.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:
Philip R. McGowan
1211 Cedar Lane
Nashville, TN 37212

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
118- 05-1.00