Davidson County DEEDWARR
Recvd: 06/30/08 12:59 2 pgs
Fees:13.00 Taxes:381.10
20080630-0067155

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 08060475

AFTER RECORDING PLEASE RETURN TO :
REALTY TITLE & ESCROW COMPANY
599 SAM RIDLEY PKWY W STE 107
SMYRNA, TENNESSEE 37167

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $103,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of June, 2008.

AMANDA M. CLARK NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD

Notary Public

My Commission Expires: 10-17-2009

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jeffrey Bowman and Tonya Bowman 3716 Bakertown Road Nashville TN 37211	New Owner GUARANTY TRUST COMPANY 316 ROBERT ROSE DRIVE MURFREESBORO, TENNESSEE 37129	Tax Parcel ID No. 148-6-124.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ethel Louise Grantham now known as Ethel Louise King, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffrey Bowman and wife, Tonya Bowman,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 18, MAP OF MANGUM HEIGHTS Subdivision, as shown on plat of record in Plat Book 2330, Page 147, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Ethel Louise Grantham by Warranty Deed from Claude Lewis Cooper and wife, Penelope Helen Cooper, recorded on the 27th day of June, 1963 in Book 3574, Page 543, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 3716 Bakertown Road Nashville TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of June, 2008.

Ethel Louise King by Ethel Glaine Brown
Ethel Louise King
Attorney-in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ethel Elaine Brown, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Ethel Louise King,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of June, 2008.

MY COMMISSION EXPIRES NOV 22 2010

Notary Public

My Commission Expires: _____

Kate Rosenthal
State Of Tennessee Notary Public
County of Sumner