This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW08348

Davidson County DEEDWARR
Recvd: 07/03/08 11:35 3 pgs
Fees:18.00 Taxes:599.03
20080703-0068966

Send Tax Bills To:
Countrywide Bank, FSB
801 Crescent Center Drive #510
Franklin, TN 37067

New Owner is:
Cameron & Jody James
514 Stacy Square Terrace
Nashville, TN 37221

Map & Parcel: 128-06-0A-514.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Lynn F. Bowden, III and Margaret P. Bowden**, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto the said **Cameron James and wife, Jody James**, hereinafter referred to as Grantees, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 514, as identified by Exhibit A to Master Deed of Stacy Square Townhomes, II, Condominium, of record in Book 6497, Page 700, Register's Office for Davidson County, Tennessee, as amended in Book 8117, Page 891, said Register's Office for Davidson County, Tennessee, being part of Lot 2 on the Final Subdivision Plat of Stacy Square Townhomes II, of record in Book 6250, Page 159, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Lynn F. Bowden, III and wife, Margaret P. Bowden, by Warranty Deed from Morris Eshapour Contracting Corporation, dated February 10, 1986, of record in Book 6784, Page 593, Register's Office for Davidson County, Tennessee.

Property Address: **514 Stacy Square Terrace, Nashville, TN 37221**

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

The Grantor does covenant with the said Grantees that the Grantors are lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantees.

The Grantors do further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 27th day of June, 2008.

GRANTOR(S):

LYNN F. BOWDEN, III

MARGARET P. BOWDEN

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Lynn F. Bowden, III and Margaret P. Bowden**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 27th day of June, 2008.

CONNIE S. MADDEN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 1/12/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$161,900.00**.

AFFIANT

SWORN TO and subscribed before me this 27th day of June, 2008.

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

NOTARY PUBLIC
My commission expires: 1/3/2011

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, John Webb, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1-23-2010.

JOHN WEBB
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY