**ADDRESS NEW OWNER:**
Christopher A. Bowles
Melissa L. Bowles
1013 Maxwell Avenue
Nashville, TN 37206

**SEND TAX BILL TO:**
Franklin American Mortgage Co.
501 Corporate Centre
Suite 400
Franklin, TN 37067

**MAP & PARCEL NOS.:**
83-05-0 142.00

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Davidson County DEEDWARR
Recvd: 07/29/08 13:53 2 pgs
Fees:13.00 Taxes:1033.78
20080729-0077493

**This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law**
**P.O. Box 292004, Nashville, TN 37229**

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **David Derck, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Christopher A. Bowles and Melissa L. Bowles, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, described as follows, to-wit:**

**Being Lot No. 21, Block "F" of the Eastwood Addition, the plan of which is of record in Book 332, Page 63, of the Register's Office for Davidson County, Tennessee. Said Lot No. 21 fronts fifty feet on the north side of Maxwell Avenue and extends back northerly between parallel lines 211 feet, more or less, to any alley.**

**Being the same property conveyed to David Derck, unmarried, by Warranty Deed dated July 28, 2006, from Foster A. Gregory, Sr., in Instrument NO. 20060731-0092191, Register's Office for Davidson County, Tennessee.**

**This is property with a common address of 1013 Maxwell Avenue, Nashville, TN 37206.**

**CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:**
**1) Property taxes for the current year and all subsequent years, said taxes for the current year being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 332, Page 63, said Register's office and all matters therein; 3) Driveway Easement in book 5419, Page 994, said Register's office.**

**Property conveyed "AS IS."**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value, whichever is greater for this transfer is $279,400.00.

Affiant

Subscribed and sworn before me this 25th day of July, 2008.

My Commission Expires: _____

Notary Public

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

**TO HAVE AND TO HOLD** the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

**IN WITNESS WHEREOF**, the Grantors have caused this Deed to be executed this **25th** day of **July, 2008**.

David Derck by Lou Moore Attorney in Fact

**David Derck by Lou Moore, Attorney in Fact**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

On this 25th day of July 2008, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Lou Moore,** 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 s/he is the Attorney-in-Fact of **David Derck**, and is authorized by him to execute this instrument on his behalf by virtue of a Specific Durable Power of Attorney to Sell Land recorded simultaneously herewith in Instrument NO. 20080729-0077492, said Register's Office.

Witness my hand and official seal at office, this 25th day of July 2008.

**Notary Public**
**My Commission Expires:** 11-14-2009

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 14, 2009

File No. 0807-110.wd