Davidson County DEEDWARR
Recvd: 10/08/08 12:08 2 pgs
Fees:13.00 Taxes:406.63

20081008-0102102

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$109,900.00** (One Hundred Nine Thousand Nine Hundred).

June S. Bowers
AFFIANT

Subscribed to and sworn before me this 1st day of October, 2008.

NOTARY PUBLIC MY COMMISSION EXPIRES:

MARGARET SHERBERT
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.
(NOTARY SEAL)
My Commission Expires JUNE 5, 2011

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
June S. Bowers 42 Rolling Meadows Goodlettsville,TN 37072	SAME AS NEW OWNER	033-04-0-A042.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JULIE MASSEY O'BRIEN, MARRIED, LANCE M. MASSEY, MARRIED, AND MARTHA J. HICKMAN, UNMARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JUNE S. BOWERS, UNMARRIED,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 42 on the Plan of Rolling Meadows, Phase One, Section Four, a resubdivision of Lot 7, Section One of Solitude Acres, as shown on plat of record in Plat Book 6900, Page 215, in the Register's Office for Davidson County, TN , to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Julie Massey O'Brien and Lance M. Massey and Martha J. Hickman, as to a life estate by Deed of record in Instrument No. 20040109-0003704 recorded 1/9/2004, Register's Office for Davidson County, TN..

Martha J. Hickman executes this instrument as Attorney-in-Fact on behalf of Julie Massey O'Brien, pursuant to the Power of Attorney recorded in Instrument No. 20081008-0102100 Register's Office for Davidson County.

Martha J. Hickman executes this instrument as Attorney-in-Fact on behalf of Lance M. Massey, pursuant to the Power of Attorney recorded in Instrument No. 20081008-0102101, Register's Office for (County of Property) County.

The Julie Massey O'Brien and Lance M. Massey hereby make oath that the above described property has never been the domicile of Julie Massey O'Brien and Lance M. Massey.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **42 ROLLING MEADOWS** **GOODLETTSVILLE,TN37072**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2008

mH

WITNESS, this 1st day of October, 2008.

Julie Massey O'Brien

BY: Martha J. Hickman, Attorney-In-Fact

Martha J. Hickman

Lance M. Massey

By: Martha J. Hickman, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 1st day of October, 2008, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Martha J. Hickman** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 1st day of October, 2008.

Notary Public

Commission Expires: 6/5/11

MARGARET SHERBERT
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.
My Commission Expires JUNE 5, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 1st day of October, 2008, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Martha J. Hickman**, attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **Julie Massey O'Brien and Lance M. Massey**, and acknowledged that she executed that same as the free act and deed of the said **Julie Massey O'Brien and Lance M. Massey**.

WITNESS my hand and official seal this the 1st day of October, 2008.

Notary Public

Commission Expires: _____

MARGARET SHERBERT
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.
My Commission Expires JUNE 5, 2011