THIS INSTRUMENT PREPARED BY:
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ATTORNEYS AT LAW
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STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $249,900.00.

Affiant

Sworn to and subscribed before me this 30th day of October, 2008

Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
William J. Rowe and Kirk D. Johnson		**Avenue Bank**	
802 McCarn Street	802 McCarn Street	**209 10th Ave S.**	083-07-0-069.00
Nashville, TN 37206	Nashville, TN 37206	**Ste 250**	
		Nashville, TN 37203	

Davidson County DEEDWARR
Recvd: 11/03/08 15:23 3 pgs
Fees:18.00 Taxes:924.63
20081103-0109396

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty Nine Thousand Nine Hundred and 00/100 ($249,900.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, We, **Geralyn Hoey, unmarried and Pamela Denise Hoey, unmarried, and formally known as Pamela Denise Turpin,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **William J. Rowe, unmarried and Kirk D. Johnson, unmarried, James C. Rowe, married and David D. Johnson, married,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being the westerly 202.5 feet of Lot No. 35 and the westerly 202.5 feet of the southerly 25 feet of lot no. 36 on the map of Robert E. Powers Plan of lots, of record in Book 421, page 56, Register's Office for said County.

Said parts of said lots front together 97 feet on the easterly margin of McCarn Street, Formerly Campbell Avenue and run back eastwardly 202.5 feet on the northerly side and 202.5 feet on the southerly side along the northerly margin of Tellman Ave. to a line in the rear, measuring 95.0 feet theron.

Being the same property conveyed to Geralyn K. Hoey, unmarried and Travis Turpin and wife, Pamela Denise Turpin by Warranty Deed dated September 22, 2005, from Jerry D. Jones of record in Instrument No. 200510030118286, and further conveyed to Geralyn Hoey and Pamela Denise Turpin by Quitclaim Deed dated April 14, 2006 from Travis Turpin and recorded in Instrument No. 200604180044166, Register's Office for Davidson County, Tennessee

Pamela Denise Turpin and Pamela Denise Hoey are one in the same person.

Conveyance subject to all restrictions, easements & planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

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

And Grantors covenants with the said Grantees that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, applicable building and zoning regulations, such state of facts as an accurate survey would disclose, and all existing highway, roadway, and utility easements which lie on the premises.

And Grantors does further covenant and bind their self, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 30th day of October, 2008.

Geralyn Hoey by Pamela D. Hoey atty. in fact
Geralyn Hoey

Pamela D. Hoey
Pamela Denise Hoey, formally known as
Pamela Denise Turpin

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Amanda Minor, the undersigned, a Notary Public, in and for said State and County, ~~Geralyn Hoey and~~ **Pamela Denise Hoey, formally known as Pamela Denise Turpin,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 30th day of October, 2008.

Amanda Minor
NOTARY PUBLIC

My Commission Expires: 8/10/10

AMANDA MINOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Amanda Minor, the undersigned, a Notary Public, in and for said State and County, **Pamela Denise Hoey,** 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 Geralyn Hoey,** and who is authorized by Geralyn Hoey, to execute this instrument on behalf of Geralyn Hoey.

WITNESS my hand and official seal at Franklin, Tennessee, this the 30th day of October, 2008.

Amanda Minor
NOTARY PUBLIC

My Commission Expires: 8/10/10

AMANDA MINOR
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON