This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 12/02/08 10:42 2 pgs
Fees:13.00 Taxes:795.50
20081202-0116778

ADDRESS NEW OWNER:
Gladys McCowen
114 Windsor Terrace Drive
Nashville, Tennessee 37221

SEND TAX BILL TO:
NEW OWNER

MORTGAGEE:
(re) New Owner Mortgage Investors Group
8320 East Walker Springs Lane, Suite 200
Knoxville, TN 37923

MAP	**143-1**
GROUP	**A**
PARCEL	**114.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Roger D. Baskette, Jr., married** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Gladys McCowen, a single woman**, hereinafter called the GRANTEE, her 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 Unit No. 114 on the Plan of Windsor Terrace Condominiums, Phase I, established by Exhibit "C" to the Master Deed of record in Plat Book 7150, page 921, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Roger D. Baskette, Jr. by deed of record in Book 8237, page 257, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2009 and subsequent years.

This is **improved** property known as **114 Windsor Terrace Drive, Nashville, Tennessee 37221.**

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, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

***Heather Baskette, spouse of Roger D. Baskette, Jr., here by joins in this conveyance transferring all her right, title, and interest in said property, marital or otherwise.**

WITNESS our hands this the **26th** day of **November, 2008.**

Roger D. Baskette, Jr.

Roger D. Baskette, Jr.

Heather R Baskette

Heather Baskette

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Roger D. Baskette, Jr. and Heather Baskette** , the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 26th day of November, 2008.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $215,000.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of November, 2008.

NOTARY PUBLIC

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11/14/09

After Recording
Return To:
Advantage Title & Escrow
2000 Mallory Lane, Suite 130
Box 523
Franklin, TN 37067

18b