THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28164-11-2008** **Record & Return To:** **Lawyers Escrow Services** **2021 Richard Jones Road, Suite 220** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $435,000.00. Affiant Subscribed and sworn to before me this 1st day of December, 2008. Notary Public My Commission Expires: 3-21-09

LAURA B. RINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Jason W. Reed Jackie M. Nguyen 4128 Lealand Lane Nashville, TN 37204	**Send Tax Bills To:** Regions Bank 2050 Parkway Office Circle Birmingham, AL 35244	**Tax Information:** Map and Parcel No.: 13201016400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard Andrew Fowler and wife, Allison G. Fowler**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason W. Reed, an unmarried man and Jackie M. Nguyen, an unmarried woman** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4128 Lealand Lane, Nashville, TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of December, 2008.

Richard Andrew Fowler

Allison G. Fowler

Davidson County DEEDWARR
Recvd: 12/08/08 14:22 2 pgs
Fees:13.00 Taxes:1609.50
20081208-0118524

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Richard Andrew Fowler and Allison G. Fowler**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of December, 2008.

Notary Public

My Commission Expires:

NICHOLAS S. AKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 170 on the Plan of Rolling Meadows, as of record in Plat Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Richard Andrew Fowler and wife, Allison G. Fowler, by deed dated September 28, 2005, from Jay W. Hamburg and wife, Susan L. Hamburg, of record in Instrument No. 20050930-0117686, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4099, page 344, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee.