WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF December, 2008

Notary Public

MY COMMISSION EXPIRES: 3-30-2010
(AFFIX SEAL)

WILLIAM B. GREGORY NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

G-VRE-08-1714 File 43

Davidson County DEEDWARR
Recvd: 12/31/08 11:42 2 pgs
Fees:13.00 Taxes:699.30

20081231-0123986

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan K. Hatten	US Bank NA (NAME)	
1714 Ordway Pl. (ADDRESS)	4801 Frederica St (ADDRESS)	
Nashville TN 37206 (CITY) (STATE) (ZIP)	Owensboro KY 42301 (CITY) (STATE) (ZIP)	083-10-230.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we DANNY W. MCGOWAN, JR. AND SPOUSE, SARAH L. PACE MCGOWAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SUSAN K. HATTEN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 295 ON THE PLAN OF MCEWEN PLACE OF RECORD IN BOOK 332, PAGE 133 REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 295 FRONTS 34.0 FEET ON THE SOUTHERLY MARGIN OF ORDWAY PLACE, FORMERLY KNOWN AS GROVE AVENUE AND EXTENDS BACK 140.3 FEET ON THE EASTERLY LINE(S) WITH THE WESTERLY MARGIN OF A 50 FOOT DRIVEWAY AND 140.0 FEET ON THE WESTERLY LINE TO AN ALLEY, MEASURING 41.0 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO DANNY W. MCGOWAN, JR. AND SPOUSE, SARAH L. PACE MCGOWAN BY DEED FROM SHOZO KAWAGUCHI AND SPOUSE, MYRA C. KAWAGUCHI OF RECORD IN INSTRUMENT 200407020078979 ON 06/29/2004 AND FILED FOR RECORD ON 07/02/2004, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL RESTRICTIONS AND EASEMENTS OF RECORD INCLUDING THOSE OF RECORD IN BOOK 332, PAGE 133, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1714 Ordway Place, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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. 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.

Witness my/our hand(s) this 29th day of December, 2008.

Danny W. McGowan, Jr.

Sarah L. Pace McGowan

STATE OF Tennessee
COUNTY OF DAVIDSON

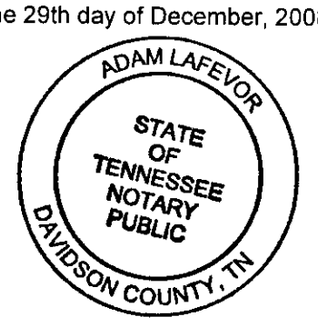
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Danny W. McGowan, Jr. and Sara L. Pace McGowan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of December, 2008.

Notary Public

My Commission Expires: 9/3/12

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903