RECORD AND RETURN TO:
Saturn Title Services, Inc.
File Box "7"

THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
2909 POSTON AVENUE, 1ST FLOOR
NASHVILLE, TN 37203
(615) 460-7478

BILL GARRETT, Davidson County
Trans:T20090030522 DEEDWARR
Recvd: 05/07/09 15:03 2 pgs
Fees:13.00 Taxes:1409.70
20090507-0042297

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 161-01-0B-088.00

The actual consideration or value, whichever is greater, for this transfer is $381,000.00.

Affiant

Subscribed and sworn to before me this the 23rd day of April, 2009.

JANET S. DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5-8-2012

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:

Deborah Whiteside
(Name)

5436 Cochran Drive
(Street Address)

Nashville, Tennessee 37220

SEND TAX BILLS TO:

Countrywide Bank, FSB
(Name)

801 Crescent Centre Drive, Suite 510
(Street Address)

Franklin, TN 37067

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **DENNIS BOWERS, an unmarried man and QUINTIN QUACKENBUSH, an unmarried man, as joint tenants with right of survivorship**, hereinafter the "Grantors," have bargained and sold, and do by these presents transfer and convey, unto **DEBORAH R. WHITESIDE, an unmarried woman,** (hereinafter "Grantee"), in fee simple, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 81 on the Plan of Aberdeen Woods, Phase 2, as shown on plat of record in Plat Book 9700, Pages 848 and 849, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Dennis Bowers and Quintin Quackenbush, as joint tenants with right of survivorship, by Warranty Deed from Jack C. Dulaney and wife, Pamela R. Dulaney, of record in Instrument No. 20050209-0015222, Register's Office for Davidson County, Tennessee.

BEING **improved** property known as 5436 Cochran Drive, Nashville, TN 37220.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," her successors and/or assigns forever; and "Grantors" do covenant with the said "Grantee," that they are lawfully seized and possessed of said land in

fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Davidson County Real Property Taxes for the year 2009 and subsequent years. Tax Parcel No. 161-01-0B-088.00

2. All matters shown on Plat recorded in Book 9700, pages 848 and 849, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 10790, Page 189; and as amended in Book 11303, Page 555; Book 11714, Page 843; and Instrument No. 20000203-0011436, and in any allied instrument(s) referred to in said restrictions.

4. Amendment to the By-Laws of Aberdeen Woods of record in Instrument No. 20030221-0023491; Instrument No. 20030221-0023492; and Instrument No. 20030730-0108227, said Register's Office.

5. Charter of Aberdeen Woods Homeowner's Association of record in Book 10792, Page 896.

Grantors further covenant and bind themselves, their successors and/or assigns to warrant and forever defend the title to said real estate to said Grantee, her heirs, successors and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantors have caused their names to be affixed hereto on this 22nd day of April, 2009.

Dennis Bowers

Quintin Quackenbush

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Dennis Bowers and Quintin Quackenbush,** the within named Grantors, 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 and official seal in Nashville, Tennessee, this 22nd day of April, 2009.

My Commission Expires: _____ Notary Public

CASEY FISHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 7, 2011