RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

PREPARED BY [redacted]:

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20090035866 DEEDWARR
Recvd: 06/01/09 13:13 2 pgs
Fees:13.00 Taxes:621.60
20090601-0050106

Christy Wilkins Ivey *Percy Wilkins, Jr. (of Counsel)*

W & I Ref:(DM) Title No: 50016
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jill N. Ostendorf 605 Rudolph Ave. Nashville, Tennessee 37206	SunTrust Mortgage, Inc. 401 Commerce Street #6100 Nashville, TN 37219

TAX MAP-PARCEL NUMBERS: 08306034700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$168,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mark Alan McGowan and spouse, Wesley Katherine McGowan**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jill N. Ostendorf, unmarried** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee being part of Lot No. 2, on the plan of W.L. Horn's Spout Spring Addition of record in Plat Book 57, page 106, of the Register's Office for Davidson County, Tennessee and described as follows:

Beginning at a point in the easterly margin of Rudolph Street, the original corner of Lots Nos. 1 and 2, said point being 305 feet north of McEwen Avenue; thence with the line between said lots, easterly 170 feet to the corner of said lots Nos. 2 and 3 southerly 55 feet; thence westerly 170 feet; thence northerly 55 feet to the point of beginning.

Being the same property conveyed to William Edward Mims and Wesley Katherine Mims by warranty deed from Mark D. Cameron, Jr., dated April 26, 2005 and recorded on May 16, 2005 of record in Doc. No. 20050516-0054658, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated March 14, 2008 and recorded on March 20, 2008 of record in Doc. No. 20080320-0028379, said Register's Office, subject property was conveyed to Wesley Katherine Mims now known as Wesley Katherine McGowan and Mark Alan McGowan.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2009, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 57 Page 106, said Register's Office.

This is improved property, known as: 605 Rudolph Avenue, Nashville, Tennessee 37206

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of May, 2009.

Mark Alan McGowan

Wesley Katherine McGowan

State of TENNESSEE
County of DAVIDSON

On this 29th day of May, 2009 , before me the undersigned authority, personally appeared Mark Alan McGowan and Wesley Katherine McGowan , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY M. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: My Commission Expires May 2, 2011

Notary

State of TENNESSEE
County of DAVIDSON

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $168,000.00

Affiant

Sworn and subscribed before me this the 29th day of May, 2009

Notary Public

My Commission Expires: 9/30/09

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY