THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 09071872**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $125,000.00. Affiant Subscribed and sworn to before me, this 15th day of July, 2009. Notary Public My Commission Expires: 11/22/10

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20090048079 DEEDWARR
Recvd: 07/16/09 13:55 2 pgs
Fees:13.00 Taxes:462.50
20090716-0066829

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joel Eckert and Tracy Eckert 4100 Colorado Ave Unit B Nashville, TN 37209	New Owner	Tax Parcel ID No. 104-1-171.00

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, **Douglas Owen and Leanne Owen, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joel Eckert and wife, Tracy Eckert,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 25 FEET OF LOT NO. 104 AND THE WESTERLY 25 FEET OF LOT NO. 105 ON THE WEST END ANNEX, AS SUBDIVIDED BY SYLVAN PARK LAND COMPANY, AS OF RECORD IN BOOK 332, PAGE 61, REGISTER'S OFFICE FOR SAID COUNTY. SAID PARTS OF LOT NOS. 104 AND 105 FRONT TOGETHER 50 FEET ON THE NORTHERLY SIDE OF UTAH AVENUE AND EXTENDS BACK BETWEEN LINES 198 FEET, MORE OR LESS, TO THE RIGHT-OF-WAY OF THE N.C. & ST. L. RAILWAY, MEASURING 50 FEET THEREON. BEING THE SAME PROPERTY CONVEYED TO DOUGLAS OWEN AND LEANNE OWEN, HUSBAND AND WIFE BY WARRANTY DEED FROM JOAN S. MEANS, RECORDED ON THE 20TH DAY OF AUGUST, 2007 IN INSTRUMENT NO. 20070820-0099663, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is unimproved property located at 4002 Utah Ave Nashville TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 15th day of July, 2009.

Douglas Owen

Leanne Owen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Douglas Owen and Leanne Owen, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of July, 2009.

Notary Public

My Commission Expires: 11/22/10

William T. Chapman, IV
State Of Tennessee Notary Public
Davidson County