BILL GARRETT, Davidson County
Trans:T20090058056 DEEDWARR
Recvd: 08/25/09 10:00 2 pgs
Fees:13.00 Taxes:222.00

20090825-0079833

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$60,000.00.**

Affiant

Subscribed and sworn to before me, this the 24th day of August, 2009.

Notary Public

My commission expires: 11-7-2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC, Attorney at Law
109 Westpark Drive, Ste. 330 , Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Andrew J. Flanigan	**New Owner**	**148-050-030.00**
6040 Woodland Hills Drive	**6040 Woodland Hills Drive**	
Nashville, TN 37211	**Nashville, TN 37211**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Wilma Jean McGowan, Trustee of the Wilma Jean McGowan Trust dated September 2, 1998

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew J. Flanigan and wife, Katherine A. Flanigan

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson Tennessee, being Lot No. 66 on the plan of Hillbrook, Section 3, of record in Plat Book 3300, Page 84, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to J. D. Henley and wife, Jean P. Henley by deed from Randall Phillips Builders, a Tennessee Corporation, of record in Book 3613, page 156, Register's Office for Davidson County, Tennessee. The said J. D. Henley having since died the property is now vested in Jean P. Henley as the surviving tenant by the entirety. The said Wilma Jean McGowan, AKA Jean P. Henley, sole surviving joint tenant having quitclaimed to Wilma Jean McGowan, Trustee, or successor Trustee of the Wilma Jean McGowan Trust dated September 2, 1998, a Revocable Living Trust, of record in Book 11332, page 941, Register's Office for Davidson County, Tennessee, dated January 20, 1999.

This conveyance is subject to taxes for 2009 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **3767 Turley Drive, Nashville, TN 37211**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 24th day of August, 2009.

Wilma Jean McGowan Tr.

Wilma Jean McGowan, Trustee

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Wilma Jean McGowan, Trustee of the Wilma Jean McGowan Trust**, the bargainor(s) 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 **24th** day of **August, 2009.**

Notary Public

My Commission Expires: 11-7-2011

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY