

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$95,000.00
| Susan Hendley Alexander
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 2 DAY OF October, 2009.
| Donna C. Pionk
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 1-9-2012
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawn R. Rowland 3222 Cloverwood Drive Nashville, TN 37214	Churchill Mortgage Corp. 761 Old Hickory Blvd. Brentwood, TN 37027	Map 96.11 Parcel 57

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Karen Lee Trotter, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Shawn R. Rowland, an unmarried man

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 County, Tennessee, being Lot No. 38 on the Plan of Hickory Bend, Section I, as of record in Book 3300, Page 38, Register's Office for said County.

Said Lot No. 38 fronts 73 feet on the north side of Cloverwood Drive, and runs back 150.4 feet on the west line and 157.6 feet on the east line, to a dead line in the rear on which it measures 89 feet.

Being the same property conveyed to Doris Nell Davis by deed from Charles E. Davis and wife, Doris M. Davis dated July 14, 1971 of record in Book 4520, Page 503, Register's Office for Davidson County, Tennessee. Doris Nell Davis died testate May 16, 2009. Property now vests in Karen Lee Trotter as devisee under the Will of Doris Nell Davis, No. 09P-871, Probate Court for Davidson County, Tennessee.

This property is not nor has ever been the principal residence of the spouse of the Grantor herein.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 3300, Page 38, Register's Office for Davidson County, Tennessee.
2) Property is subject to Restrictive Covenants contained in Book 3341, Page 265, Register's Office for Davidson County, Tennessee.
3) Property is subject to easement for towers and wife to USA-TVA in Book 1303, Page 21, said Register's Office.
4) 2009 taxes and subsequent years.
5) Any and all restrictions, conditions, and easements of record.

This is improvedproperty known as: **3222 Cloverwood Drive, Nashville, TN 37214**
(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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand(s) this 2 day of October, 2009.

Karen Lee Trotter
Karen Lee Trotter

BILL GARRETT, Davidson County
Trans:T20090068225 DEEDWARR
Recvd: 10/06/09 14:01 2 pgs
Fees:13.00 Taxes:351.50
20091006-0093047

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Karen Lee Trotter with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2 day of October, 2009.

Donna C. Pionk
NOTARY PUBLIC

My Commission Expires: 1-9-2012

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076