RETURN TO
GRISSIM TITLE
2309 crestmoor
Nashville TN 37215

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20090073847 DEEDWARR
Recvd: 10/30/09 10:04 2 pgs
Fees:13.00 Taxes:351.13

20091030-0100171

02-0908-46676

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $94,900.00

Deborah Dulin
Affiant

Subscribed and sworn to before me, this 30th day of October, 2009.

JEFFREY M. SISSOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My commission expires:

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Donald J. Hargrove 3258 McGavock Pike Nashville TN 37214	First Community Mortgage 1610 S. Church Street Suite "A" Murfreesboro, TN 37130	084-12-0-098.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Arden D. Bowman, Jr. and wife, Janetta R. Bowman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Donald J. Hargrove, hereinafter called the Grantees, their successors 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. 20, on the Plan of Lincoya Hills, of record in Plat Book 1835, Page 91, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Arden D. Bowman, Sr. and wife, Ruth J. Oberly by deed from C. D. Bowman and wife, Lucretia Jackson Bowman, dated August 6, 1976, recorded September 8, 1976, of record in Book 5066, Page 370, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Arden D. Bowman, Sr. and wife Gaynelle H. Bowman, and Arden D. Bowman, Jr. and wife, Janetta R. Bowman by deed from Arden D. Bowman, Sr., married and Ruth J. Oberly, unmarried, dated March 14, 1986, recorded March 17, 1986, of record in Book 6805, Page 648, Register's Office for Davidson County, Tennessee. The said Gaynelle H. Bowman predeceased Arden D. Bowman, Sr.. Arden Dennis Bowman, Sr. died intestate. Arden D. Bowman, Jr. and Mark C. Bowman were appointed Co-Administrators of the Estate of Arden Dennis Bowman, Sr. by Order of the Probate Court for Davidson County, Tennessee, Docket No. 07P-428.

Further being the same property conveyed to Arden D. Bowman, Jr. by deed from Arden D. Bowman, Jr. and Mark C. Bowman, Sr., individually and as Co-Administrators of the Estate of Arden Dennis Bowman, Sr., dated October 31, 2007, recorded May 29, 2008, of record in Instrument No. 20080529-0054726, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3258 McGavock Pike, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 19th day of October, 2009.

Arden D. Bowman, Jr.

Janetta R. Bowman

STATE OF TENNESSEE
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Arden D. Bowman, Jr. and Janetta R. Bowman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in this 19th day of October, 2009.

Notary Public

MARY JAYNE LAMB
NOTARY PUBLIC AT LARGE
JEFFERSON COUNTY, TN

My Commission expires: 1-23-2012