BILL GARRETT, Davidson County
Trans:T20090087985 DEEDWARR
Recvd: 12/31/09 13:30 2 pgs
Fees:13.00 Taxes:370.00
20091231-0119038

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Affiant

Subscribed and sworn to before me on this 15t day of Dec, 2009.

Notary Public
My Commission Expires
MY COMMISSION EXPIRES
MARCH, 07, 2011

JAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY:
Nick Perenich
237 Old Hickory Blvd.
Nashville, TN 37221

Address New Owner as Follows:
Nicholas Perenich, Jr.
405 Sunrise Ct.
Nashville, Tennessee 37221

Send Tax Bills to:
Nicholas Perenich, Jr.
405 Sunrise Ct.
Nashville, Tennessee, 37221

Map-Parcel Numbers: Map 91-11, Parcel 125

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Norman W. Bowen (also known as Norman W. Bowen, Sr.), hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Nicholas Perenich, Jr., hereinafter called the Grantee, his heirs, successors, and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Being Lots Nos. 1109 and 1111 of Block No. 164, Plan No. 1, West Nashville, which plan is of record in Book 57, pages 74 and 75, Register's office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Norman W. Bowen by the Estate of Damon W. Bowen, of record in Document Number 20050331-0034922, RODC.

This is improved property known as 5206 Illinois Ave., Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs, successors, and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself and his heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs, successors, and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 1st day of December, 2009.

Norman W. Bowen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Norman W. Bowen with whom I am personally acquainted, and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 1st day of Dec. 2009.

JANNIE D. NERO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires: MY COMMISSION EXPIRES MARCH, 07, 2011