PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUTIE 330
BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $167,000.00

Hillary Torrence
Affiant

Subscribed and sworn to before me on this 25th day of May, 2010.

Notary Public

MY COMMISSION EXPIRES: 7-25-2012

WARRANTY DEED

WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE LAURA JANE GRIFFIN Commission Expires July 25, 2012

This Instrument Was Prepared By:
PARTNERS TITLE OF TENNESSEE, LLC
5200 MARYLAND WAY, STE. 202
BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank Bowers	WR Starkey Mortgage, LLP	
(NAME)	(NAME)	
2136 Christina Court	5055 W. Park Blvd. Ste 300	Map and Parcel 087-01-0B-31.00 CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Plano, Tx 75093	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20100031912 DEEDWARR
Recvd: 05/27/10 10:07 2 pgs
Fees: 13.00 Taxes: 617.90

20100527-0040863

WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, Inglis Investments, Inc., hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Frank Bowers, unmarried, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land, described as follows:

Land in Davidson County, Tennessee, being Lot No. 31, Revised Plat for Monticello, as shown on plat of record in Instrument No. 20060417-0043313, in the Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Inglis Investments, Inc. by Special Warranty Deed from Fifth Third Bank, NA, dated June 3, 2009, of record in Instrument No. 20090612-0054681, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property known as 2136 Christina Court, Hermitage, TN 37076.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his 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 herself, her successors and representatives, to warrant and forever defend the title to said land to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 25th day of May, 2010.

Inglis Investments, Inc.

State of Tennessee
County of Williamson

Before me, Laura Shaw, of the state and county mentioned, personally appeared Nona Inglis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the President of Inglis Investments, Inc., the within named bargainer, a corporation, and that such President executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Nona Inglis as President of Inglis Investments, Inc.

Witness my hand and official seal, the 25th day of May, 2010.

Notary Public
My Commission Expires: 7-25-12

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 25, 2012