Warranty Deed

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $222,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of August, 2010.

Notary Public

My commission expires: 4-21-13

SHEILA K. REBURN Notary At Large RUTHERFORD COUNTY, TN

BILL GARRETT, Davidson County
Trans:T20100049517 DEEDWARR
Recvd: 08/10/10 12:29 2 pgs
Fees:13.00 Taxes:821.40
20100810-0063167

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
James M. Kelly	Access National Mortgage	Map: 072-15
1608 Branch St.	2000 Glen Echo Rd., Ste. 211	Parcel: 136
Nashville, TN 37216	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOEL FOWLER AND WIFE, AMANDA FOWLER**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES M. KELLY, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 5 on the Plan of Resubdivision of Lots Nos. 5 & 6 on the Map of James Cobb's Subdivision of Lot No. 15, Maxey's Addition to Brownsville in Book 161, page 78, as of record in Book 6200, page 763, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joel Fowler and his wife Amanda Fowler, as Joint Tenants, and not as tenants in common, their assigns, the survivor of them and the survivor's personal representatives and assigns by deed from Christian Properties, Inc. of record in Instrument 200905280049097, Register's Office for Davidson County, Tennessee, dated May 22, 2009. And being part of the same property conveyed to Christian Properties, Inc by deed from CMF Development, LLC of record in Instrument 200805020045333, Register's Office for Davidson County, Tennessee, dated April 30, 2008.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1608 Branch St., Nashville, TN 37216.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of August, 2010.

Joel Fowler

Amanda Fowler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joel Fowler and Amanda Fowler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of August, 2010.

Notary Public

My Commission Expires: JULY 8, 2013

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013