BILL GARRETT, Davidson County
Trans:T20100051098 DEEDWARR
Recvd: 08/17/10 13:47 4 pgs
Fees:23.00 Taxes:407.00
20100817-0065030

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Lloyd T. Owen
P.O. Box 100
Joelton, TN 37080

MORTGAGEE

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 061-02-0
PARCEL 026.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Anne Taff, Kathryn Garcia, James Ferrell, Jane Cottengim, and Rick Ferrell,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Lloyd T. Owen and wife, Thelma Ann Owen,** 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. 288 on the Plan of Gra-Mar Acres, Section Eight, First Addition, as of record in Plat Book 2330, Page 130, Register's Office for said County, together with a triangular lot at the southeasterly corner of Lot No. 300 on the Plan of Gra-Mar Acres, Section 11, as of record in Plat Book 2663, Page 113, Register's Office for said County, described together as follows:

Beginning at a point in the southwesterly margin of Broomfield Drive, at the north front corner of Lot No. 288 and the northeasterly corner of Lot No. 289, Gra-Mar Acres, Section Eight, as of record in Book 2331, Page 110; thence with the line between said lots, southwesterly 175 feet to a point; thence southeasterly 212.30 feet to the northwesterly margin of Joyce Lane; thence with the margin of Joyce Lane, northeasterly 146.58 feet to a point at the beginning of a curve; thence around said curve in a northerly direction 31.42 feet to a point in the southwesterly margin of Broomfield Drive; thence with said Drive, northwesterly 225.86 feet to the beginning.

Being the same property conveyed to C. Alex Ferrell and wife, Dorothy S. Ferrell by deed from William H. McCrea and wife, Elizabeth L. McCrea, dated October 8, 1965, filed of record in Book 3945, Page 306, Register's Office for Davidson County, Tennessee. C. Alex Ferrell died on December 30, 2006. Dorothy S. Ferrell died intestate on May 28, 2010. The grantors are her sole Heirs-at-Law as evidenced by in Affidavit of Heirship, dated August 9th, 2010 and filed of record in Instrument No. 20100817-0065029, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 2330, Page 130 and in Plat Book 2663, Page 113, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **4501 Broomfield Drive 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 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 our hands this 3rd day of August, 2010.

Anne Taff

Kathryn Garcia

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Anne Taff and Kathryn Garcia, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of August, 2010.

NOTARY PUBEIC

JEAN ROBINSON
NOTARY PUBLIC
OF
TENNESSEE
NOTARY
PUBLIC
WILSON COUNTY

My Commission Expires: 1.6.12

Witness our hands this 6 day of August, 2010

Rick Ferrell

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Rick Ferrell, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

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

NOTARY PUBLIC

SANDRA SULLIVAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 6-18-12

Witness our hands this 10th day of August, 2010

James Ferrell

GWEN GUNN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

STATE OF Tennessee
COUNTY OF SHELBY

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James Ferrell, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of August, 2010.

NOTARY PUBLIC

My Commission Expires: 06-04-2013

Witness our hands this 9th day of August, 2010

Jane Cottengim

STATE OF Georgia
COUNTY OF Glynn

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jane Cottengim, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of August, 2010.

NOTARY PUBLIC

My Commission Expires: Notary Public, Glynn County, Georgia My Comm. Expires June 9, 2012

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $110,000.00.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 3/21/11

JANEL L. McALISTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.