39B

WARRANTY DEED

R-VRE-10-2008

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $347,000.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF October, 2010.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Jeffrey L. Gowdy	SunTrust Mtg (NAME)	
2008 Beechwood Avenue (ADDRESS)	401 Commerce St. #6100 (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Nashville, Tn (CITY) (STATE) 37219 (ZIP)	104-15-429.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ERIC BRADLEY SCOWDEN AND WIFE, MARY ELIZABETH SCOWDEN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEFFREY L. GOWDY, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 6, SUBDIVISION OF THE ESTATE OF DANIEL MCINTYRE, AS SHOWN ON PLAT OF RECORD IN BOOK 3, PAGE 30, IN THE CHANCERY COURT, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ERIC BRADLEY SCOWDEN AND WIFE, MARY ELIZABETH SCOWDEN BY WARRANTY DEED FROM NANCY V. SHORT, UNMARRIED, RECORDED ON THE 28TH DAY OF JANUARY, 2000 IN INSTRUMENT NO. 200001280009358, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 3, PAGE 30, CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE; RESTRICTIONS OF RECORD IN BOOK 1129, PAGE 363 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 2008 Beechwood Avenue, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20100063798 DEEDWARR
Recvd: 10/07/10 14:49 2 pgs
Fees:13.00 Taxes:1283.90
20101007-0080626

Witness my/our hand(s) this 1st day of October, 2010.

Eric Bradley Scowden

Mary Elizabeth Scowden

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eric Bradley Scowden and Mary Elizabeth Scowden, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of October, 2010.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903