WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100079181 DEEDWARR
Recvd: 12/16/10 11:11 2 pgs
Fees:13.00 Taxes:897.25
20101216-0100056

R-VRE-10-1709

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,500.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF December, 2010.

Notary Public

MY COMMISSION EXPIRES: 5-20-14

(AFFIX SEAL)

MARY FRANCES RUDY
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 NUMBERS
Jerry W. Owens	Jerry W. Owens (NAME)	
1709 Sweetbriar Avenue (ADDRESS)	1717 Beechwood Av (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Nash TN 37212 (CITY) (STATE) (ZIP)	117-4-75.00

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, I/we GEORGE DEGERBERG, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JERRY W. OWENS , 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 THE WEST ONE-HALF OF LOT 262, PLAN OF BELMONT LAND COMPANY CALLED "BELMONT HEIGHTS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 421, PAGE 34, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY. SAID PART OF LOT FRONTS 50 FEET ON THE SOUTH SIDE OF SWEETBRIAR AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 175 FEET TO AN ALLEY.

THE ABOVE-DESCRIBED PROPERTY HAS NEVER BEEN THE MARITAL RESIDENCE OF THE GRANTOR HEREIN.

BEING THE SAME PROPERTY CONVEYED TO GEORGE DEGERBERG, A MARRIED MAN BY WARRANTY DEED FROM RHONDA M. FORMBY AND HUSBAND, CHANCE P. FORMBY, RECORDED ON THE 18TH DAY OF MAY, 2006 IN INSTRUMENT NO. 20060518-0058286, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF REOCRD IN BOOK 421, PAGE 34; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1709 Sweetbriar 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.

Witness my/our hand(s) this 10th day of December, 2010.

George Degerberg

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George Degerberg, 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 10th day of December, 2010.

Notary Public

My Commission Expires: 5-2014

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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