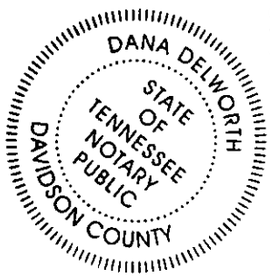
RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-120800684

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 11th day of OCTOBER, 2012

Notary Public

MY COMMISSION EXPIRES: My Commission Expires January 7, 2013

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JEFFREY T. OWEN 1314 RIVERWOOD DRIVE NASHVILLE, TN 37216	SWBC Mortgage Corporation 9311 San Pedro, Suite 100 San Antonio, TX 78216	061-16-0-037.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DANIEL K. BILLINGSLEY AND WIFE, TAMARA BILLINGSLEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JEFFREY T. OWEN AND HEATHER OWEN, HUSBAND AND WIFE

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 the westerly 100 feet and 85 feet rear of Lot No. 43, on the Map of Eastdale Place, as of record in Book 547, Pages 29 and 30, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 43 fronts 100 feet on the southerly side of Riverwood Drive and runs back between lines 200 feet to a dead line and shows 85 feet thereon.

BEING the same property conveyed to Daniel K. Billingsley, by Warranty Deed from Freda Melton Fowlkes, dated 12/5/03 and recorded 12/10/03 in Instrument No. 20031210-0177248, Register's Office for Davidson County, Tennessee.

The undersigned Tamara Billingsley, wife of Daniel K. Billingsley joins in the execution of this instrument for the purpose of conveying to the Grantees all of his right, title, claim and interest in and to the above described property but not limited to, his homestead, dower, and any other marital rights.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1314 RIVERWOOD 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 11th day of OCTOBER, 2012.

DANIEL K. BILLINGSLEY

TAMARA BILLINGSLEY

BILL GARRETT, Davidson County
Trans:T20120078163 DEEDWARR
Recvd: 10/15/12 13:41 2 pgs
Fees:13.00 Taxes:1165.50

20121015-0094264

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DANIEL K. BILLINGSLEY and wife, TAMARA BILLINGSLEY, the bargainor(s) 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 at Nashville, Tennessee, this 11th day of OCTOBER, 2012.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014