This Instrument Prepared By:
BAKER, WORTHINGTON, CROSSLEY,
STANSBERRY & WOOLF
1700 Nashville City Center
511 Union Street
Post Office Box 2866
Nashville, Tennessee 37219
(615) 726-5600

FROM: Charles M. Tomlinson, Jr.
and wife, Pollyanne F. Tomlinson

TO: Robert G. McDowell and
wife, Susan G. McDowell

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**WARRANTY DEED**

| Address New Owner(s) As Follows: | Send Tax Bills To: | Map & Parcel Nos.: |
|---|---|---|
| Robert G. McDowell and Susan G. McDowell | SAME | 07-8-0-C-5700 158 112 |

104 Suffolk Crescent Drive

2318 02/12 0101 03CHECK 9.00

Brentwood, Tennessee 37027

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, cash in hand paid by Robert G. McDowell and wife, Susan G. McDowell (the "Grantees" herein), receipt of which is hereby acknowledged, the undersigned Grantors, Charles M. Tomlinson, Jr. and wife, Pollyanne F. Tomlinson ("Grantors" herein), have bargained and sold and by these presents do hereby transfer and convey unto the said Grantees, their heirs and assigns, an undivided one-half (1/2) interest as tenants by the entireties in certain real estate located in Davidson and Williamson Counties, State of Tennessee, being more particularly described as follows (the "Property"):

Land in Davidson County and Williamson County, Tennessee, being Lot No. 55 on the Plan of Derby Glen Close as of record in Plat Book 6250, page 90, Register's Office for Davidson County, Tennessee, and of record in Plat Book 8, page 137, Register's Office for Williamson County, Tennessee, to which plat reference is made for a more complete description.

Being a part of the same property conveyed to Charles M. Tomlinson, Jr. and wife, Pollyanne F. Tomlinson and Robert G. McDowell and wife, Susan G. McDowell by deeds of record in Book 7578, page 842, Register's Office of Davidson County, Tennessee, and Book 738, page 361, Register's Office of Williamson County, Tennessee.

The legal description and the state of title of the property have been furnished to the draftsman by the Grantor, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

FEB 12 4 20 PM '90
Davidson County Tn.

IDENTIF. REFERENCE

03403

SUBJECT TO: VOL 0833 PAGE 008

1. 1990 taxes, a lien, in Williamson County, which are not due or payable.

2. Deed of Trust executed by Robert G. McDowell and wife, Susan G. McDowell, to Glenn L. Lawrence, Trustee, dated March 2, 1987, and recorded in Book 7696, page 133, Register's Office for Davidson County, Tennessee, and in Book 651, page 815, Register's Office for Williamson County, Tennessee, in favor of Metropolitan Federal Savings and Loan Association, which states that it secures a debt in the principal sum of $400,000.00, payable as therein specified, together with any terms, conditions, restrictions, or limitations recited therein. The present amount due should be determined by contacting the owner of the debt.

3. Deed of Trust executed by Robert G. McDowell and wife, Susan G. McDowell, increasing the principal indebtedness to $480,000.00 by First Amendment to Equity Line of Credit Deed of Trust of record in Book 7732, page 600, Register's Office for Davidson County, Tennessee, and in Book 769, page 701, Register's Office for Williamson County, Tennessee.

4. Deed of Trust executed by Robert G. McDowell and wife, Susan G. McDowell, increasing the principal indebtedness to $506,000.00 by Second Amendment to Equity Line of Credit Deed of Trust of record in Book 8044, page 372, Register's Office for Davidson County, Tennessee, and in Book 0833, page 002, Register's Office for Williamson County, Tennessee.

5. Restrictive covenants contained in instrument of record in Book 473, page 328, Register's Office for Williamson County, Tennessee.

6. Restrictive covenants contained in instrument of record in Book 7549, page 568, Register's Office for Davidson County, Tennessee.

7. Plan of record in Book 6250, page 90, Register's Office for Davidson County, Tennessee, shows an owner's certificate, a 120-foot minimum building setback line from Old Hickory Boulevard, and a 15-foot easement for public utility and drainage purposes along the rear and westerly lines of said lot.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantees, their heirs and assigns, forever.

AND Grantors do hereby covenant with Grantees that they are lawfully seized and possessed of the Property in fee simple; that they have good right to sell and convey the same; and that the same is unencumbered, except as set out herein.

AND Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 1st day of February, 1990.

Charles M. Tomlinson Jr.
CHARLES M. TOMLINSON, JR.

Pollyanne F. Tomlinson
POLLYANNE F. TOMLINSON

STATE OF Ms )
)
COUNTY OF Madison )

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The actual consideration or value, whichever is greater, for this transfer is $27,000.

Charles M. Tomlinson Jr.
AFFIANT

Subscribed and sworn to before me, this 1st day of February, 1990.

Rosie Niemi
NOTARY PUBLIC

My Commission Expires:

My Commission Expires

STATE OF Ms )
)
COUNTY OF Madison )

Personally appeared before me, Rosie Niemi, a Notary Public in and for said County and State, Charles M. Tomlinson, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of February, 1990.

Rosie Niemi
NOTARY PUBLIC

My Commission Expires:

My Commission Expires

SADIE WADE
REGISTER OF DEEDS
WILLIAMSON COUNTY, TN.
1990 FEB -7 AM 8:26

STATE OF Ms )
)
COUNTY OF Madison )

Personally appeared before me, Rosie Niemi, a Notary Public in and for said County and State, Pollyanne F. Tomlinson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of February, 1990.

Rosie Niemi
NOTARY PUBLIC

My Commission Expires:

My Commission Expires

TRANSFERRED

FEB 7 1990

DENNIS ANGLIN PROP. ASSESSOR
WILLIAMSON COUNTY

BOOK# 833 PG 07
NOTE BK 46 PG 53
TAX 89.10 TOTAL 102.10
FEE 1.00 RECEIPT#
REC 12.00 25795

BWRGM135
01/22/89(tl)