BOX 1

# WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 10359 PG 129

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,750.00

Rhonda M. Halsey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF February, 19 97

Notary Public

MY COMMISSION EXPIRES: August 20, 2000
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Guaranty Title and Escrow Co., 1404 Hazelwood Drive, Suite 101, Smyrna, TN 37167

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Rhonda M. Halsey | First Bank & Trust | 85-15-A11 |
| (NAME) 111 Spring Place Drive | (NAME) 1691 N. Mt. Juliet Road | |
| (ADDRESS) Nashville, Tennessee 37214 | (ADDRESS) Mt. Juliet, Tennessee 37122 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, Brian Earl Lowery, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rhonda M. Halsey and Eva J. Hartman, both unmarried as joint tenant

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. Unit 111 on the Plan of Spring Place Condominiums of record in Plat Book 6250, Page 830 and Plat Book 7213, Page 125, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Brian Earl Lowery by deed of record in Book 10343, Page 64, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Brian Earl Lowery by W. Warner McNeilly, III as his Attorney-in-Fact pursuant to recorded Power of Attorney of record in Book 10359, Page 127, in the Register's Office for Davidson County, Tennessee.

IDENTIF. & REFERENCE 0276157

( ) unimproved (XX) improved property, known as 111 Spring Place Drive, Nashville, Tennessee 37214
(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 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 my hand this 21st day of February 1997

Brian Earl Lowery

BY: W. Warner McNeilly, III, his Attorney-in-Fact

BOOK 10359 PG 130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

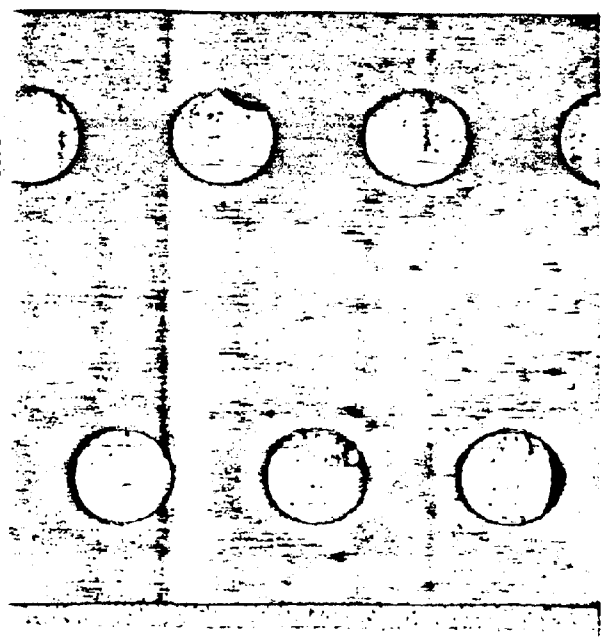
On this February 21, 1997 before me personally appeared W. Warner McNeilly, III, the person who executed the foregoing instrument on behalf of Brian Earl Lowery, and acknowledged that he executed the same as the free act and deed of the said Brian Earl Lowery, through Power of Attorney granted February 19, 1997 by the said Brian Earl Lowery.

Notary Public

My Commission Expires: 8/20/00

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

9715 02/25 0101 03CHECK 255.00



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

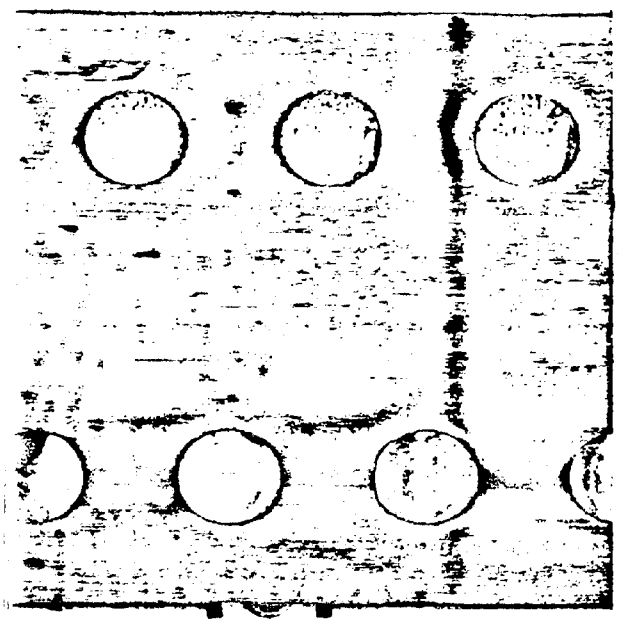
BOOK 10359 PG 131

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 66750.00
CON TX 246.98
PRFEE 1.00
WDEED 8.00
TOTAL 255.98
CHECK 255.98

02/25/97 01 11:36 0001 9715



**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

02761157
IDENTIF. ↑ REFERENCE

**No.** 1120145