THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219

TAX PARCEL
#117-12-150

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $ 315,000.00.

Deborah S. Bowers
Affiant

Subscribed and sworn to before me this the 1st day of May, 1998.

My Commission Expires: 7/24/99

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:
Richard H. Bowers
(Name)
1416 GRAYBAR
(Street Address)
NASHVILLE TN 37215

SEND TAX BILLS TO: MORTGAGEE:
(Name)
(Street Address)

W A R R A N T Y D E E 335 05/06 0101 03CHECK 1174.50

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee(s)", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, WILLIS C. OWENS and wife, JANIE M. OWENS, hereinafter called the "Grantor(s)", has bargained and sold, and by these presents does transfer and convey unto RICHARD H. BOWERS and wife, DEBORAH T. BOWERS, hereinafter called the "Grantee(s)", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 7, on the Plat of The Noel Property on Graybar Lane, formerly Watkins Avenue, not of record, described according to a survey made by W. B. Southgate, Surveyor, February 5, 1924, as follows:

BEGINNING on the northerly margin of Graybar Lane, formerly Watkins Avenue, at the southeast corner of the property conveyed to Morris P. Landiss and wife, by deed from William C. Sugg and wife, or record in Book 3248, page 355, Register's Office for said County; thence with said Landiss' eastern boundary line northerly 306-1/2 feet; thence easterly 200 feet; thence southerly 305-1/2 feet to the northerly margin of Graybar Lane; thence with the same south 87 deg. West 200 feet to the beginning.

BEING the same property conveyed to Willis C. Owens and wife, Janie M. Owens, by Deed of Record in Book 3538, page 121, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1416 Graybar Lane
Nashville, TN 37215

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee(s)", their heirs and assigns forever; and "Grantor(s)" do covenant with the said "Grantee(s)" that they 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 "Grantor(s)" do further covenant and bind themselves, their heirs and/or assigns 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.

IN WITNESS WHEREOF, the "Grantor(s)" has caused their names to be affixed hereto on this 1 day of May, 1998.

Willis C. Owens
WILLIS C. OWENS

Janie M. Owens
JANIE M. OWENS

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 WILLIS C. OWENS and JANIE M. OWENS, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of May, 1998.

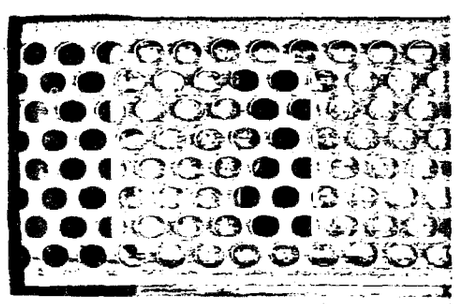
Adean M. Lange
NOTARY PUBLIC

My Commission Expires: 7/24/99

H:LANGE.WD

0434208
IDENTIFICATION REFERENCE
98 MAY -6 AM 8:32
RECEIVED AND RECORDED
DAVIDSON COUNTY, TN.

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**



RECEIVED OF _____

FOR _____

BOOK 10918 PG 117

| | | |
|---|---|---|
| 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 315000.00
CON TX 1165.50
PRFEE 1.00
WDEED 8.00
TOTAL 1174.50
CHECK 1174.50

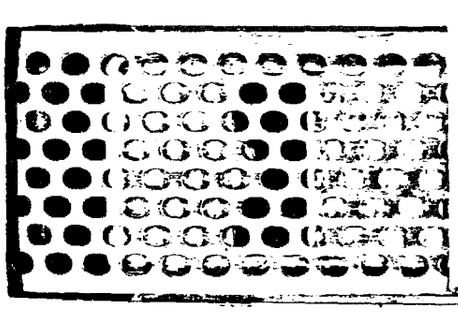
05/06/98 01 08:35 0001 3315

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

0434208
IDENTIF. # REFERENCE

98 MAY -6 AM 8:32

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.



**No.** 1289373