PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

Davidson County DEEDWARR
Recvd: 04/18/01 15:46 2pgs
Fees:11.00 Taxes:591.63
20010418-0038561

WARRANTY DEED

THIS INDENTURE is made and entered into this **26th** day of **March, 2001** between **GEORGE GOWER and wife, ELIZABETH C. GOWER and CHRISTINE GOWER**, GRANTOR, and **RACHELLE W. DRIVER and BRENT DRIVER, husband and wife** , GRANTEE. **

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **NASHVILLE**,, County of **DAVIDSON**, State of Tennessee, more particularly described as follows:

A CERTAIN TRACT or parcel of land situated in Davidson County, Tennessee, being more particularly described as follows:

BEING Lot No. 45 on the Plan of Woodlands, Phase I, Section I, in Plat Book 6900, Page 497, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed unto George Gower and wife, Christine M. Gower, herein by Warranty Deed from Richter-Dial Builders, Inc., recorded on April 5, 1995, in Book 9637, Page 924, of the Register's Office for Davidson County, Tennessee. George Gower and Christine have since divorced and George Gower has remarried Elizabeth C. Gower. Christine Gower now goes by Christine Nappi. Christine Gower, Christine Nappi & Christine M. Gower are * **Elizabeth C. Gower, spouse of George Gower, joins in this conveyance to convey any and all interest, marital or otherwise that she may have in the above referenced property, now or hereafter.**

*one and the same person.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: taxes for the year 2001, which have been prorated and assumed by the Grantee(s); all matters appearing on the Plan of record in Plat Book 6900, Page 497-499; Declaration of Covenants Conditions and Restrictions of record in Book 7334, Page 109, as amended in Book 7408, Page 250, as amended in Book 7516, Page 37, as amended in Book 8464, Page 463, as amended in Book 8622, Page 390, as amended in Book 8634, Page 224 and re-recorded in Book 8643, Page 675; Charter of the Homeowners Association of record in Book 8454, Page 246; and any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record, Register's Office for Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

GEORGE GOWER
Signature of Seller

Elizabeth C. Gower
ELIZABETH C. GOWER
Signature of Seller

Christine Gower by Gary Gower Attys fact
CHRISTINE GOWER
Signature of Seller ** aka Christine Nappi

POWER OF ATTORNEY
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GEORGE GOWER,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **CHRISTINE GOWER,** and who acknowledged that she executed the within instrument for the purposes therein contained as the free act and deed of said **CHRISTINE GOWER.** **

Witness my hand, at office, this 26th day of March, 2001.

aka Christine Nappi

Notary Public

My Commission Expires: 9/28/02

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GEORGE GOWER AND WIFE, ELIZABETH C. GOWER,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the persons who executed the foregoing instrument and who acknowledged that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand, at office, this 26th day of March, 2001.

Notary Public

My Commission Expires: 9/28/02

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002

Name and Address of Property Owner:

RACHELLE W. DRIVER AND BRENT DRIVER
1236 PINEVIEW LANE
NASHVILLE, TN 37211

Property Address:

1236 PINEVIEW LANE
NASHVILLE, TN 37211

Person Responsible for Taxes:
BANK OF AMERICA
6200 GATEWAY
CYPRESS, CA 90630-4842

Parcel #: 172-3A-45.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$159,900.00,** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Rachelle W. Driver
Affiant

Sworn to and subscribed before me, a Notary Public, this 26th day of **March, 2001.**

Notary Public

My Commission Expires: 9/28/02

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002

RETURN TO:

BALDWIN LAND TITLE, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076