PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

CO[illegible] AGENCY
333 GALLATIN RD. SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 31st day of May, 2001, by and between JIMMY W. RANDALL and SHELIA R. RANDALL, HUSBAND AND WIFE, hereinafter called Grantors, and CAMERON TODD GOWER, UNMARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, JIMMY W. RANDALL and SHELIA R. RANDALL, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto CAMERON TODD GOWER, UNMARRIED, hereinafter referred to as Grantee, his/her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as 3842 OLD CLARKSVILLE HWY, JOELTON, TN 37080.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

Davidson County DEEDWARR
Recvd: 06/04/01 16:13 3pgs
Fees:15.00 Taxes:266.40
20010604-0057912

JIMMY W. RANDALL
Signature of Seller

SHELIA R. RANDALL
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JIMMY W. RANDALL and SHELIA R. RANDALL, HUSBAND AND WIFE, the within named bargainors, 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, at office, this **31st** day of May, 2001.

Notary Public

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: My Commission Expires May 30, 2004

Name and Address of Property Owner:

CAMERON TODD GOWER, UNMARRIED
4425 GRAYS POINT ROAD
JOELTON, TN 37080

Property Address:

3842 OLD CLARKSVILLE HWY
JOELTON, TN 37080

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 21, PARCEL 7

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 **$72,000.00** 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this **31st** day of **May, 2001.**

Notary Public

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: My Commission Expires May 30, 2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

LAND IN DAVIDSON COUNTY, TENNESSEE, being Lots 1 and 2 on the Plat of the Randall Subdivision, which plat is of record in Instrument No. 200105250054806, Register's Office for Davidson County, Tennessee. Reference is hereby made to said Plat for a more complete and accurate description of said lots.

Being a portion of the same property conveyed to JIMMY W. RANDALL and SHELIA R. RANDALL, HUSBAND AND WIFE, by WARRANTY DEED from JOHN M. BALDWIN, SR., of record in BOOK 8204, PAGE 512, Register's Office for DAVIDSON County, Tennessee, being only a portion due to the fact that a 75-foot X 150-foot strip of land was conveyed to JIMMY W. RANDALL and SHELIA R. RANDALL, HUSBAND AND WIFE in said deed which, in fact, had already been conveyed to another party. By execution of the herein Deed, Sellers are aware of said error and acknowledge that they have never owned said strip of land and it is not included in the herein sale.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 21, PARCEL 7).

2. All matters as set forth on the Plan of record in Instrument No. 200105250054806, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.