THIS INSTRUMENT PREPARED BY:
Kathryn H. Pennington
PENNINGTON & EDMONDSON, PLC
3011 Armory Drive
Suite 270
Nashville, Tennessee 37204
(615) 744-3900

Davidson County DEEDWARR
Recvd: 06/27/01 12:58 2pgs
Fees:11.00 Taxes:1576.20
20010627-0068113

SARAH TYLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $426,000.00.

AFFIANT

Subscribed and sworn to before me, this 20th day of June, 2001.

Notary Public

My Commission Expires: 7/26/04

Address New Owners As Follows:
F. Kirk Bowles and Catherine W. Sellers
1705 Cedar Lane
Nashville, TN 37211

Send Tax Bills To:
SAME

Map-Parcel Numbers:
Field Book 24W 14025
Map 117-4, Parcel 379

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SAMUEL L. FELKER, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **F. KIRK BOWLES AND CATHERINE W. SELLERS,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 67 on the plan of Belmont Terrace of record in Plat Book 421, page 101, Register's Office for Davidson County, Tennessee.

Said Lot No. 67 fronts 65 feet on the southerly margin of Cedar Lane and extends back between parallel lines 160 feet to an alley.

Being the same property conveyed to Samuel L. Felker, unmarried, by Warranty Deed from William Robert Medling, Jr., and wife, Billie Sue Medling, of record in Book 10025, page 306, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2001 taxes, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.
2. Subject to all matters shown on plan of record in Plat Book 421, page 101, Register's Office for Davidson County, Tennessee.
3. Mortgage Loan Inspection by John Kohl & Co., P.C., dated October 14, 1986, discloses that the gravel drive encroaches onto adjoining property.

This is improved property known as 1705 Cedar Lane, Nashville, Tennessee 37212.

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 I covenant with the said Grantees that I am 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 further covenant and bind myself, my heirs and assigns, 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 person 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 our hands this 20th day of June, 2001.

Samuel L. Felker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SAMUEL L. FELKER**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of June, 2001.

Notary Public

My Commission Expires: 5/26/02