PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law

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W & I Ref: (gj) Title No: 42689
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/30/01 15:18 2pgs
Fees:13.00 Taxes:825.30
20010830-0094348

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Natalya Sowers David R. Sowers 6812 Fleetwood Drive Nashville, TN 37205	Bank of America 9000 Southside Blvd Jacksonville, FL 32256

TAX MAP-PARCEL NUMBERS: 102-11-053

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brenda L. Starnes, Trustee, U/A/D August 24, 1995, of the Starnes Revocable Living Trust Agreement,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Natalya Sowers and spouse, David R. Sowers, hereinafter called the **Grantee**, Grantee's 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. 166 on the Plan of Horton Heights, Section VIII of record in Book 2133, page 30 and Book 5070, page 466, Register's Office for said County.

SAID Lot No. 166 fronts 117.0 feet on the northerly margin of Fleetwood Drive and extends back 349.7 feet on the easterly line and 352.3 feet on the westerly line to a broken line in the rear, measuring 119.3 feet thereon.

BEING the same property conveyed to Brenda L. Starnes, unmarried by deed from Diana J. Webb, unmarried of record in Book 9635, page 248, said Register's Office. By Quitclaim Deed of record in Book 9806, page 803, said Register's Office, subject property was conveyed to Brenda L. Starnes, Trustee, U/A/D August 24, 1995. By Quitclaim Deed of record in Book 11093, page 813, said Register's Office property conveyed to Brenda L. Starnes, unmarried. By Quitclaim Deed of record in Book 11490, page 518, said Register's Office subject property was conveyed to Brenda L. Starnes, Trustee U/A/D August 24, 1995 of the Starnes Revocable Living Trust Agreement.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2133, Page 30 as amended in Book 5070, page 466, said Register's Office, which Plan shows a 60 foot minimum building setback line from Fleetwood Drive and 10 foot easement for utility along the broken rear line(s)

This is improved property, known as: 6812 Fleetwood Drive, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on August 21 ,2001 .

Brenda L. Starnes Trustee
U/A/D August 24, 1995 of the Starnes Revocable Living Trust Agreement.

Brenda L. Starnes, Trustee, U/A/D August 24, 1995, of the Starnes Revocable Living Trust Agreement

State of Alabama
County of Jefferson

On July 2 ,2001 , before me the undersigned authority, personally appeared Brenda L. Starnes, Trustee, U/A/D August 24, 1995, of the Starnes Revocable Living Trust Agreement, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

EDITH ANN DYKES
NOTARY PUBLIC, STATE OF ALABAMA
My Commission Expires October 30, 2003

Edith Ann Dykes
Notary Public

My Commission Expires: October 30, 2003

EDITH ANN DYKES NOTARY PUBLIC ALABAMA STATE AT LARGE

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 169,000.00

Natalya Sawers
Affiant

Sworn and subscribed before me on August 21 ,20 01 .

Notary Public

My Commission Expires: PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004