Box 13
#4106

Davidson County DEEDWARR
Recvd: 09/13/02 11:24 2pgs
Fees:13.00 Taxes:732.60

20020913-0111722

This Instrument Was Prepared By:

Kirk C. Waite
P.O. Box 2127
Brentwood, TN 37024-2127

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 198,000.00

Affiant

Subscribed and sworn to before me, this 16th day of August, 2002.

Notary Public

My Commission Expires: 5/28/06

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

Address New Owner as Follows:
John Q. Sowder
4717 Briarwood Drive
Nashville, Tennessee 37211

Send Tax Bills to:
(New Owners)

Map-Parcel Number
146-4-161

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Larry R. Brown, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto John Q. Sowder and wife Bernice Sowder, hereinafter called the Grantees, their heirs and assigns, a certain Parcel of land in Davidson County, Tennessee, described as follows:

LAND in the 6th, formerly 8th, Civil District of Davidson County, Tennessee, being part of Lot No. 5, on the Plan of Susan M. Clark Land, as of record in Book 365, Page 528, Register's Office for said County, described according to a survey by E.L. Miller, Jr. and Company, July 24, 1964, as follows:

Being on the southerly margin of Briarwood Drive at the intersection of the same and a point in the eastern boundary line of the property conveyed to Ruth Allen Williams and husband, of record in Book 2640, Page 403, said Register's Office; thence with said Williams' eastern boundary line, south 1 deg. 45' West 250 feet to the southerly margin of Briarwood Drive; thence with the same, south 88 deg. 20' West 100 feet to the beginning.

Being the same property conveyed to Larry R. Brown by Quit Claim Deed of record in Instrument No. 199912300308958, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. 2002 taxes , a lien not yet due and payable.
2. Any and all restrictions and easements of record.
3. All matters set forth in Plat book 365, Page 528, Register's Office for Davidson County, Tennessee.

This is improved property known as 4717 Briarwood Drive Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 16th day of August, 2002.

Larry R. Brown

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 Larry R. Brown, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee this 16th day of August, 2002.

Notary Public

My Commission Expires:

KIRK C. WAITE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
November 27, 2004