This Instrument Prepared by:

RAMSEY & THORNTON
Attorneys at Law
Midtown Center, Suite D
320 E. College Street
Dickson, TN 37055
ST 408

Davidson County DEEDWARR
Recvd: 04/21/03 18:06 2pgs
Fees:13.00 Taxes:333.00
20030421-0052401

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETY THOUSAND AND 00/100 ($90,000.00) DOLLARS, cash in hand paid by MARK D. FLOWERS and AMANDA L. CRIST, as joint tenants with right of survivorship, receipt of which is hereby acknowledged, I, MARGARET LAVENDER, also known as MRS. GILBERT A. LAVENDER, have bargained and sold, and by these presents do transfer and convey unto the said MARK D. FLOWERS and AMANDA L. CRIST, as joint tenants with right of survivorship, their heirs and assigns, a certain tract or parcel of land as follows:

> Lying and being a certain tract or parcel in Davidson County, State of Tennessee, and being more particularly described as follows:
>
> Being Lot No. 129 on the Plan of Charlotte Park Subdivision, Section 2, as of record in Book 2663, Pages 22 and 23, Register's Office for Davidson County, Tennessee. Said Lot No. 129 fronts 70.0 feet on the Northwesterly side of Annex Avenue and extends back 149.1 feet on the Southwesterly line and 149.0 feet on the Northeasterly line to a line in the rear on which it measures 70.0 feet.
>
> Being the same property conveyed to Mrs. Gilbert A. Lavender by deed from Frank E. Vanderpool and wife, Cheryl Sue Vanderpool, dated June 29, 1984, of record in Deed Book 6328, Page 488, in the Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all matters as shown on plat of record in Plat Book 2663, Page 22, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to restrictions and reservations of record in Deed Book 2689, Page 38, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to an Agreement with City of Nashville, of record in Deed Book 2593, Page 566, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said MARK D. FLOWERS and AMANDA L. CRIST, their heirs and assigns, forever. And I do covenant with the said MARK D. FLOWERS and AMANDA L. CRIST that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unincumbered except for 2003 Davidson County property taxes which have been prorated and will be paid by Grantees. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said MARK D. FLOWERS and AMANDA L. CRIST, their heirs and assigns, against the lawful claims of all persons whomsoever.

CHARLES RICHARD LAVENDER, JR. executes this instrument on behalf of MARGARET LAVENDER, pursuant to a Power of Attorney dated November 15, 2002, and of record at Document Number 20021115-0141866, in the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND, on this 9th day of April, 2003.

MARGARET LAVENDER

BY: POA
CHARLES RICHARD LAVENDER, JR.
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DICKSON

On this 9th day of April, 2003, before me personally appeared Charles Richard Lavender, Jr., to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of Margaret Lavender, also known as Mrs. Gilbert A. Lavender, as attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Margaret Lavender.

WITNESS MY HAND and official seal at office in said County this 9th day of April, 2003.

NOTARY PUBLIC

JOSEPH M. BARRETT NOTARY PUBLIC AT LARGE DICKSON COUNTY, TN

My Commission Expires: JUNE 20, 2005

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $90,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 9th day of April, 2003.

NOTARY PUBLIC

JOSEPH M. BARRETT NOTARY PUBLIC AT LARGE DICKSON COUNTY, TN

My Commission Expires: JUNE 20, 2005

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Tax Map 90-12
Parcel No. 17.00

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Mr. and Mrs. MARK D. FLOWERS
P.O. Box 805
White Bluff TN. 37187