ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Stanley A. Lowery	National City Mortgage	
Anne M. Lowery		MAP and PARCEL
913 Alder Drive	3232 Newmark Drive	132-13 68
Nashville, TN 37220	Miamisburg, OH 45342	

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

Davidson County DEEDWARR
Recvd: 07/01/03 10:59 2pgs
Fees:13.00 Taxes:777.00

20030701-0090594

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Helen A. Brooks, an unmarried person** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Stanley A. Lowery and Anne M. Lowery, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Map of "Burchett's Subdivision of Lot No. 12 & Part of Lots No. 14 & 15, Oak Hill Sub'd No. 1", as of record in Book 2083, Page 36, Register's Office for said County.

Said Lot No. 3 fronts 150 feet on the southerly side of Alder Drive and runs back 310.5 feet on the easterly line and 310.7 feet on the westerly line to a dead line, measuring 150 feet thereon.

Being the same property conveyed to James W. Brooks and wife, Helen A. Brooks, by Warranty Deed dated January 25, 1955, from Emmett N. Kennon, Jr., and wife, Rose S. Kennon, of record in Book 2340, Page 603, Register's Office for Davidson County, Tennessee. The said James W. Brooks having since died leaving Helen A. Brooks as the sole surviving tenant by entirety.

This is property with a common address of 913 Alder Drive, Nashville, TN 37220.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 2083, Page 36, said Register's office and all matters therein; (3) Restrictive Covenants of record in Book 2141, Page 337, said Register's office; 4) Easement of record in Book 7870, Page 42, said Register's office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $210,000.00

X Anne M Lowery
Affiant

Subscribed and sworn before me this 30th day of June, 2003.

Cindy S Smith
Notary Public

My Commission Expires: 1/28/2006

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires JAN. 28, 2006

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **30th** day of **June, 2003**.

Helen A. Brooks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Helen A. Brooks, an unmarried person** , with whom I am personally acquainted, or who 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 and official seal at office this **30th** day of **June, 2003**.

Notary Public
My Commission Expires: 1/28/2006

CINDY S. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 28, 2006

File No. 0306-217