STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00

Affiant

Sworn to and subscribed before me, the ~~undersigned~~, a Notary Public this ~~15th~~ day of August, 2003.

Notary Public

My Commission Expires:_____

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/20/03 13:04 2pgs
Fees:13.00 Taxes:1846.50
20030820-0120694

ADDRESS NEW OWNER(S) AS FOLLOWS:
Mary Ann Fowlkes
4649 Chalmers Drive
Nashville, Tennessee

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
131-14-032

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **George D. Brantly and wife, Irene Brantly** hereinafter referred to as Grantors, hereby transfers and conveys to **Mary Ann Fowlkes** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 220 on the Plan of Tynewood Estates, Section 1, as of record in Book 2900, page 88, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to L. E. Grizzard and wife, Grace L. Grizzard by Deed from Haury and Smith Contractors, Inc. of record in Book 3342, page 323, Register's Office for Davidson County, Tennessee. The said L. E. Grizzard having since died. Grace L. Grizzard subsequently died and by Will of record in Will Book 169, jpage 429, and by Codicil of record in File No. 93823, Probate Court for Davidson County, Tn., and Affidavit of Heirship of record in Book 8207, page 799, Register's Office for Davidson County, Tennessee, subject property was vested in George Brantly and wife, Irene Brantly.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Book 2900, Page 88, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 4649 Chalmers Drive, Nashville, 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 **GRANTEES**, their heirs and assigns forever, and I do 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 I do further covenant and bind myself, my heirs and representatives, 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 persons 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 my hand this 15th day of August, 2003.

George D. Brantly

George D. Brantly

Irene Brantly

Irene Brantly

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George D. Brantly and wife, Irene Brantly, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of August, 2003.

Notary Public

My Commission Expires: _____

09157-BP