This Instrument Prepared By:
Bankers Title & Escrow Corporation
3310 West End Avenue, Suite 410
Nashville TN 37203
Return to Box 50

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

ADDRESS NEW OWNER:
Charles D. Wilson, III
5945 Sedberry Road
Nashville, TN 37205

Davidson County DEEDWARR
Recvd: 09/15/03 15:18 2pgs
Fees:13.00 Taxes:1683.50
20030915-0135292

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Southeastern Financial, Inc.
3343 Perimeter Hill Drive, #111
Nashville, Tn 37211

MAP AND PARCEL:
MAP 116-09-0
PARCEL 64

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alyene C. Fowler**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Charles D. Wilson, III and wife Lisa H. Wilson**, an unmarried person, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, Lot No. 321 on the Plan of Hillwood Estates, Section 12, as of record in Book 2663, page 109, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to H. Thornton Fowler and wife Alyene C. Fowler by warranty deed from Charles H. White, William R. Johnson, Turner Williams, D. W. Johnston, Herbert W. Luton, Roscoe Buttrey, Ben A. Whitmore, R. M. Chenault an J. C. Dalas, Jr. , Trustees of the Nashville District Methodist Church as of record in Book 4348, page 271, Register's Office for Davidson County, Tennessee . The said H. Thornton Fowler having since died and Alyene C. Fowler being the surviving tenant by the entirities

This is improved property known as 5945 Sedberry Road, Nashville, TN 37205.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. 2003 property taxes which are not yet due and payable.
2. Restrictions of record in Book 2855, page 23, Book 2998, page 369 and Book 3074, page 163, Register's Office for Davidson County, Tennessee
3. Easement to Southern Bell of record Book 2882, page 23, Register's Office for 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 Charles D. Wilson, III and wife Lisa H. Wilson, their heirs and assigns, forever; and Grantor, does covenant with the said Grantee that she is 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 12 th day of September 2003.

Alyene C. Fowler
By H. Dean Mann, attorney in Fact
Alyene C. Fowler

STATE OF KANSAS)

COUNTY OF BOURBON)

Personally appeared before me, the undersigned, a Notary Public of said county and state, **H. Dean Mann**, 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, and who further acknowledged that he is the Attorney in Fact for Alyene C. Fowler, the maker, and is authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12 th day of September, 2003.

Carol J Carter
NOTARY PUBLIC

My Commission Expires: 7.21.04

CAROL J. CARTER
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 7.21.04

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 455,000.00.

Sherri Atwell
AFFIANT, Charles D. Wilson, III
Sherri Atwell

Subscribed and sworn to before me
this 12 th day of September, 2003.

NOTARY PUBLIC
My Commission Expires: July 24, 2004

LARGE
DAVIDSON COUNTY, TEN