BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This Instrument Prepared by:
First Volunteer Title of Tennessee, Inc.
1411 West Main Street, Suite C
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Greg Bowersock
Tiffany Bowersock
6160 Hampton Hall Way
Hermitage, TN 37076

SEND TAX BILL TO:
SAME

Davidson County DEEDWARR
Recvd: 12/30/03 11:29 2pgs
Fees:13.00 Taxes:571.65
20031230-0183743

MORTGAGEE:
n/a

MAP 98
GROUP 5A
PARCEL 17

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **WE, WENDY RENEE MILLER, n/k/a WENDY RENEE MILLER-HART and husband, RODNEY L. HART**, have this day bargained and sold, and do hereby transfer and convey unto **GREG BOWERSOCK and wife, TIFFANY BOWERSOCK**, certain land situated in the Davidson County, Tennessee, being more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 42, on the Plan of Section One, Hampton Hall, as shown on plat of record in Plat Book 9700, page 290 and 291, and Boundary Plat of record in Book 9700, page 216, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description
>
> Being the same property conveyed to Wendy Renee Miller by Deed of record in Book 11067, Page 654, Register's Office for Davidson County, Tennessee.
>
> Rodney L. Hart, the spouse of Wendy Renee Miller-Hart, joins in this conveyance to convey any and all right, title and interest in the above described property by virtue of being the spouse of Wendy Renee Miller-Hart.
>
> This is improved property known as 6160 Hampton Hall Way, Hermitage, TN.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

WE COVENANT with the Grantees herein that we are lawfully seized and possessed of said lands in fee simple; that we have a good and lawful right to convey same; and we do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2003 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record at Plat Book 9700, Page 290 and 291, and Boundary Plat of record in Book 9700, page 216, restrictions,

and encumbrances as may be shown of record in the county office of the Register of Deeds here the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 29th day of December, 2003.

Wendy Renee Miller-Hart
Wendy Renee Miller-Hart

Rodney L. Hart
Rodney L. Hart

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for the aforesaid state and county, **Wendy Renee Miller-Hart and husband Rodney L. Hart,** the bargainors, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and seal at office in Lebanon, Tennessee, on this the 29th day of December, 2003.

Christi Spock
NOTARY PUBLIC

My Commission Expires: 3-22-2005

OATH OF CONSIDERATION

I, hereby swear or affirm that the actual consideration for this transfer or value of the property or interest transferred, whichever is greater, is $154,500.00, which amount is equal to or greater than the amount which the property or interest transferred would command at a fair and voluntary sale.

Cathy Snider
AFFIANT

Subscribed and sworn to before me this the 29th day of December, 2003.

Kathy Snider
NOTARY PUBLIC ~~or REGISTER OF DEEDS~~

My Commission Expires: KATHY SNIDER NOTARY Exp. 5/28/06 PUBLIC AT LARGE DAVIDSON COUNTY, TN