(2)

Davidson County DEEDWARR
Recvd: 01/06/04 16:45 3pgs
Fees:18.00 Taxes:1091.50
20040106-0002191

mail to:
MID-STATE TITLE & ESCROW, INC.
128 HOLIDAY COURT
SUITE 125
FRANKLIN, TN 37067
(615) 790-3156

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Emily H. Bowman
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of December, 2003.

Notary Public

JAMES T. LESBY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

My Commission Expires: 10-28-07

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Emily H. Bowman and Hamilton H. Bowman
1312 Hildreth Drive
Nashville, Tennessee 37215

SEND TAX BILLS TO:

MAP-PARCEL NUMBERS:
131-14-0-089.00

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, **Charles David Smoot, unmarried, and Sharon L. Smoot, unmarried,*** hereinafter referred to as Grantors, hereby transfers and conveys to **Emily H. Bowman and husband, Joseph H. Bowman** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Williamson County, State of Tennessee described as follows, TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 355 on the Plan of Seven Hills, Section VIII of record in Book 3300, page 14, Register's Office for said County.

SAID Lot No. 355 fronts 141 feet on the northerly margin of Hildreth Drive and extends back 302.2 feet on the easterly line and 310.5 feet on the westerly line to a dead line in the rear, measuring 160.0 feet thereon.

Being the same property conveyed to Charles David Smoot and spouse, Sharon L. Smoot by Warranty Deed from David M. Kerins, married, of record in Instrument No. 20020204-0014961, Register's Office for Davidson County, Tennessee.

*Charles D. Smoot and Sharon L. Smoot are now divorced.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 3300, Page 14, and revised in Book 3370, page 532, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 3277, Page 609, Register's Office for Davidson County, Tennessee.

Easement of record in Book 4267, Page 67, 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 taxes for the year 2003, a lien now due and payable.

This is improved property known as 1312 Hildreth Drive, Nashville, Tennessee 37215.

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 31st day of December, 2003.

Charles David Smoot

Charles David Smoot

Sharon L. Smoot by Molly Smoot Blair - atty in fact

Sharon L. Smoot

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 Charles David Smoot, 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 31st day of December, 2003.

Notary Public

My Commission Expires: 11/2/2005

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 Molly Smoot Blair, with whom I am personally acquainted and who proved herself to be the attorney in fact of Sharon L. Smoot and who being authorized to do so acknowledged she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of December, 2003.

Notary Public

My Commission Expires: 11-2-2005