This Instrument Prepared by:
CBC TITLE & ESCROW, LLC
621 S. Broadway
Portland, TN 37148

ADDRESS NEW OWNERS:
Renaissance Group, LLC
211 White Rd
Bon Aqua Tn 37025

SEND TAX BILLS:
Same

Davidson County DEEDWARR
Recvd: 03/24/04 15:33 2pgs
Fees:13.00 Taxes:468.05
20040324-0033566

PARCEL ID#: 13007011800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **RONNIE McDOWELL, an unmarried man,** hereinafter called the Grantor, has bargained and sold the following described property, and by these presents does transfer and convey unto **RENAISSANCE GROUP, LLC, a Limited Liability Company,** the following described property to wit:

BEING Lot D in the Re-Subdivision of Lots 212 and 213 of the Royal Oaks Land Company's Subdivision of record in Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee.

SAID Lot D fronts 100 feet more or less, on the north side of Harding Place and runs back 379 feet, more or less, on the westerly line and 365 feet, more or less on the easterly line to a dead line in the rear on which it measures 100 feet, more or less.

BEING the same property conveyed to **RONNIE McDOWELL** by Deed from **MICHAEL SCHKLAR, UNMARRIED**, of record in **INSTRUMENT NO. 20000906-0087864**, Register's Office for Davidson County, Tennessee.

This is unimproved property known as: 4006 Harding Place, Nashville, TN 37205

Taxes for the year 2004 are to be prorated and paid by the Grantee. All prior taxes have been paid.

Said conveyance is made subject to any visible and recorded easements, building regulations and zoning regulations.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and/or assigns forever; the Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, that he has a good right to convey it, and the same in unencumbered, except for the matters as herein set forth, and

the Grantor does further covenant and bind himself, his heirs and/or assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and/or assigns, against the lawful claims of all personal whomsoever.

IN WITNESS WHEREOF, the parties hereto have duly executed the foregoing on this the 22 day of March, 2004.

RONNIE McDOWELL

STATE OF TENNSSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary Public for said County and State, **RONNIE McDOWELL**, named bargainor, with whom I am personally acquainted and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this the 22nd day of March, 2004.

NOTARY PUBLIC

My Commission Expires: 9/9/05

JESSICA J. HUNTER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $126,500.00.

AFFIANT

Subscribed and sworn to before me this the 22nd day of March, 2004.

NOTARY PUBLIC

My Commission Expires: 9/9/05

JESSICA J. HUNTER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.