STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 25th day of March, 2004.

Notary Public

My Commission Expires: 1/2/05

WARRANTY DEED

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

Davidson County DEEDWARR
Recvd: 03/30/04 09:17 2pgs
Fees:13.00 Taxes:836.20
20040330-0035268

ADDRESS NEW OWNER(S) AS FOLLOWS:
Lenita Cantrell
5008 Tulip Grove Lane
Hermitage, Tennessee 37076

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
86-4-B, parcel 81

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 Edward Bowers and wife, Sherron Bowers** hereinafter referred to as Grantors, hereby transfers and conveys to **Lenita Cantrell, an unmarried woman** 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:

Land in Davidson County, Tennessee being Lot No. 36 on the Plan of Sunset Oaks, Section Three, a Planned Unit Development, as of record in Book 9700, page 198, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles Edward Bowers, a single person by warranty deed from Frank Batson Homes, Inc. of record in Book 10629, page 143, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The Plan of record in Plat Book 9700, Page 198, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 9082, Page 567, Register's Office for Davidson County, Tennessee.

Bylaws of record in Book 9082, page 589, said Register's Office.

All matters as shown on the Boundary Plat of Sunset Oaks, of record in Book 7900, page 808, Register's Office for Davidson County, Tennessee.

Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County, Department of water and Sewerage Services, of record in Book 10360, page 311, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2004, 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 5008 Tulip Grove Lane, Hermitage, Tennessee 37076.

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 25th day of March, 2004.

Charles Bowers

Charles Edward Bowers

Sherron Bowers

Sherron Bowers

Sherron Bowers joins in this transaction to convey any and all interest she may have in subject property.

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 Edward Bowers and wife, Sherron Bowers, 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 25th day of March, 2004.

Notary Public

My Commission Expires: 11/2/08

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON