STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer or value of property (whichever is greater) is $183,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Lewis R. Powell
Affiant

Sworn to and subscribed before me, this 21st day of June, 2004.

Notary Public
My Commission Expires: March 26, 2005

THIS INSTRUMENT PREPARED BY:
HOLLINS & ASSOCIATES, PLLC
401 Church Street, Suite 2720
Nashville, Tennessee 37219

PICK-UP

Davidson County DEEDWARR
Recvd: 06/22/04 14:10 4pgs
Fees:23.00 Taxes:677.10
20040622-0073922

ADDRESS NEW OWNER:
325 Northwind Drive
Goodlettsville, TN 37072

SEND TAX BILL TO:
SAME

Map: 033-10-0 Parcel: 009.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, LELAND THOMAS BUSH, Trustee of the Howard F. Bachman Trust dated 9-3-98, hereinafter the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Lewis R. Powell and Patricia F. Powell, his wife, hereinafter the GRANTEES, their successors, heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is improved property known as 325 Northwind Drive, Goodlettsville, Tennessee 37072

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

SEE ATTACHED EXHIBIT B, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs, successors, representatives and assigns, forever; GRANTOR does further covenant with said GRANTEES that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as otherwise herein set out; and he does further covenant and bind himself, his successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors, representatives and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 17 day of June, 2004.

GRANTOR:

LELAND THOMAS BUSH, Trustee of the
Howard F. Bachman Trust dated 9-3-98.

STATE OF TENNESSEE)
COUNTY OF SEVIER)

Personally appeared before me, the undersigned, a Notary Public of said County and State, LELAND THOMAS BUSH, the within named bargainor, 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.

WITNESS my hand, at office, this 17 day of June, 2004.

Notary Public

My Commission Expires: 1-22-05

PHILIP NEMETH
NOTARY
AT
LARGE
PUBLIC
SEVIER CO., TN

EXHIBIT A
Real Property Description

Situated in Davidson County, Tennessee, and within the City of Goodlettsville, Tennessee, and being all of Lot 7 of Ridge Mont Estates Section 1, according to the Plat thereof of record in Book 5050, Page 73, Register's Office, Davidson County, Tennessee to which plat specific reference is here made for a more complete and accurate description.

The said Kate Bush Bachman (a/k/a Mary Kate Bachman) died on October 26, 2003, and remained continuously married to Howard F. Bachman from a date prior to the date of the above referenced deed until the date of her death, thereby vesting fee simple title to the above described property in Howard F. Bachman, as the surviving tenant by the entireties.

The said Howard F. Bachman died on January 26, 2004, leaving a Last Will and Testament dated September 3, 1998 which was admitted to probate in the Davidson County Probate Court on and is of record in the Office of the Clerk of the Davidson County Probate Court in Will Book 5595, Page 1440575. Said Last Will and Testament devised the above described property to Leland Thomas Bush as Successor Trustee of The Howard F. Bachman Trust dated September 3, 1998. See also Certificate of Trust and Notice of Appointment of Successor Trustee of record in Instrument #20040317-0030568, in said Register's Office.

Being the same property conveyed from Leon W. Thomas and wife, Virginia C. Thomas by Warranty Deed to Howard Bachman and wife, Kate B. Bachman, of record in Book 6097, pager 81, Register's Office for Davidson County, Tnnessee.

Said property was conveyed from Howard F. Bachman and wife, Kate Bush Bachman by QuitClaim Deed to Kate Bush Bachman, as Trustee of the Kate Bush Bachman Trust dated September 3, 1998, of record in Book 11099, Page 202, Register's Office for Davidson County, Tennessee.

Said property was conveyed from Kate Bush Bachman, as Trustee of the Kate Bush Bachman Trust dated September 3, 1998 by QuitClaim Deed to Howard F. Bachman and wife, Kate Bush Bachman, of record in Book 11371, Page 276, Register's Office for Davidson County, Tennessee.

Said property was subsequently conveyed from Leland Thomas Bush, successor Trustee of the Howard F. Bachman Trust dated September 3, 1998, as Devisee under the Will of Howard F. Bachman, deceased by QuitClaim Deed to Leland Thomas Bush, as Successor Trustee of the Howard F. Bachman Trust dated September 3, 1998,of record in Instrument #20040317-0030569, Register's Office for Davidson County, Tennessee.

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EXHIBIT "B"
PERMITTED EXCEPTIONS

1. City and/or County Taxes for the year 2004 and subsequent years; a lien, not yet due or payable.

If improvements are completed after January 1st of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603, et seq.

2. Amendment and Change of Building Area Applicable to Lot No. 7 on the Plan of the Subdivision of Ridgemont Estates, Section 1, as recorded in Book 5097, Page 78, of the Register's Office for Davidson County, Tennessee.

3. Certificate of Trust and Notice of Appointment of Successor Trustee of record in Instrument #20040317-0030567, Register's Office for Davidson County, Tennessee.

4. Certificate of Trust and Notice of Appointment of Successor Trustee of record in Instrument #20040317-0030568, Register's Office for Davidson County, Tennessee.

5. Plan of record in Plat Book 5050, page 73, Register's Office for Davidson County, Tennessee.