Davidson County DEEDWARR
Recvd: 07/12/04 16:08 2pgs
Fees:13.00 Taxes:999.00
20040712-0082927

PICK-UP

This Instrument Was Prepared By:
Sam J. McAllester, III,
Bone McAllester Norton PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37219

GENERAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO	MAP/PARCEL
324 Rising Sun Lane Old Hickory, TN 37138	New Owner	064-02-0-099

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Billy E. Lowe, Jr.**, unmarried, ("the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **James W. Friedlob and wife, Virginia M. Friedlob** (the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 271 on the Plan of Brandywine Farms, Section 18, of record in Book 4660, page 173, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Billy E. Lowe, Jr., by deed from Charles E. Johnson and wife, Faye Johnson of record in Instrument no. 20000926-0095130, Register's Office for Davidson County, Tennessee.

The legal description contained herein is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (X) property, known as 324 Rising Sun Lane, Old Hickory, Tennessee 37138.

This conveyance is subject to any and all easements and restrictions of record. 2004 real property taxes are to be prorated and assumed by Grantee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, their heirs, successors, and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set forth on attached Exhibit A; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, 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 12th day of July, 2004.

Billy E. Lowe, Jr.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Kimberley R. Mankin a Notary Public in and for the State and County aforesaid, personally appeared Billy E. Lowe, Jr. with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing General Warranty Deed for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of July, 2004.

Kimberley R. Mankin
Notary Public

KIMBERLEY R. MANKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9-30-06

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $270,000.00.

Affiant

Subscribed and sworn to before me,
this the 12th day of July, 2004.

Kimberley R. Mankin
Notary Public

KIMBERLEY R. MANKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9-30-06