STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

Affiant

Subscribed and sworn to before me on this 31st day of August, 2004

Notary Public

My Commission Expires: May 24, 2008

JAMES C. VANCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Nick Perenich
237 Old Hickory Blvd.
Nashville, TN 37221

Davidson County DEEDWARR
Recvd: 08/31/04 12:41 2pgs
Fees:13.00 Taxes:148.00
20040831-0105207

Address New Owner as Follows:
Nicholas Perenich, Jr.
405 Sunrise Ct.
Nashville, Tennessee 37221

Send Tax Bills to:
Nicholas Perenich, Jr.
405 Sunrise Ct.
Nashville, Tennessee, 37221

Map-Parcel Numbers: 71-15-79

WARRANTY DEED

For and in consideration of the sum of FORTY THOUSAND ($ 40,000.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Norman W. Bowen, as devisee and personal representative under the Last Will and Testament of Damon W. Bowen, deceased, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Nicholas Perenich, Jr., hereinafter called the Grantee, his heirs, successors, and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Being lot No. 37 on the Plan of Eastmoreland Place, as-of record in Book 161, page 170, Register's Office for Davidson County, Tennessee.

Said lot No. 37 fronts 50 feet on the northerly side of Eastmoreland Street, and runs back between parallel lines, 140 feet to an alley.

Being the same property conveyed by Warranty Deed from Van W. Bond and wife, Eva Susie Bond, to Ottie L. Kemp and wife, Louise B. Kemp, both deceased, recorded in Book 2693, Page 521, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Damon Bowen by Affidavit of Fee Ownership by Inheritance and Residence of record in Book 7893, Page 98, Register's Office for Davidson County, Tennessee.

This is improved property known as 121 Eastmoreland Street, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs, successors, and assigns, forever; and Grantor does covenant with said Grantee 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. Grantor does further covenant and bind himself and his heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs, successors, and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 31st day of August, 2004

Norman W. Bowen, Personal Representative

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Norman W Bowen, with whom I am personally acquainted, and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 31st day of Aug, 2004

JAMES C. VANCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: May 24, 2008