THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 240,000.00. Caroline Chappell Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF November 2004 Janice H. Collins Notary Public MY COMMISSION EXPIRES: 1/28/06 (AFFIX SEAL)
Bankers Title & Escrow Corp. 5409 Maryland Way, Ste. 120 Brentwood, TN 37027	

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
5409 MARYLAND WAY
SUITE 120
BRENTWOOD, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Doug Faulkner III	NEW OWNER	MAP 103-5
6210 Bridlewood Lane		PARCEL 33
Brentwood, TN 37027-4904		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Emma Flowers**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Doug Faulkner III and wife, Sherri W. Faulkner**

HEREINAFTER CALLED THE 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 the 8th Civil District of Davidson County, Tennessee, being Lot No. 76 on the Plan of Hillwood Park Subdivision, as of record in Book 3300, Pages 27 and 28, Register's Office for said county.

Said Lot No. 76 fronts 172 ft. on the southerly side of Knob Road and runs back between lines 238.8 ft. on the easterly side and 232.7 ft. on the westerly side, to a line in the rear, measuring 166.6 ft. thereon.

Being the same property conveyed to Irene Flowers Stanton, by deed from Marion J. Keele and wife, Eugenia A. Keele and Richard D. Keele, of record in Book 4361, Page 495, Register's Office for Davidson County, Tennessee. The said Irene Flowers Stanton, having since died leaving said property to her sister Emma Flowers by Last Will and Testament of record in Instrument No. 20020808-0095381, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **5719 Knob Road, Nashville, TN 37209.**

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 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 herein set out; 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 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 _____ hand( ) this the 8th day of November, 2004.

Emma Flowers
Emma Flowers

Davidson County DEEDWARR
Recvd: 11/15/04 11:04 2pgs
Fees:13.00 Taxes:888.00

20041115-0136716

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 **Emma Flowers** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 8th day of November, 2004.

My Commission expires May 27, 2008

R. L. MUOT NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 8th day of November, 2004.

My Commission expires _____.

Notary Public