THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 525,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY NOTARY PUBLIC December, 2004 Notary Public MY COMMISSION EXPIRES: 1-26-07 (AFFIX SEAL)
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stewart F. Stowers	New owner	MAP 103-12
233 Lauderdale Road		PARCEL 81
Nashville, TN 37205		
(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, **Ann Julia Olsen and husband Mark A Burnett**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stewart F. Stowers, unmarried**

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 Davidson County, Tennessee, in the 4th, formerly the 26th Ward of the City of Nashville, Davidson County, Tennessee, being Lot No. 18 of Block I, on the Map of Cherokee Park, Second Section, as of record in Book 547 pages 175 and 176, Registers office for Davidson County, Tennessee.

Said Lot No. 18 fronts 60 feet on the westerly side of Lauderdale Road, and runs back 119.71 feet to the southerly line and 120.66 feet on the northerly line to a dead line and measures 78 feet thereon.

Being the same property conveyed to Ann Julia Olsen, by warranty deed from Elizabeth Russell Hoeffler, a widow, as of record in Book 6218, page 749, Registers 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 **233 Lauderdale Road, Nashville, TN 37205.**

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 our hand( ) this the 15th day of December, 2004.

Ann Julia Olsen

Mark A Burnett

Davidson County DEEDWARR
Recvd: 12/17/04 14:24 2pgs
Fees:13.00 Taxes:1942.50

20041217-0150386

STATE OF TENNESSEE
COUNTY OFDavidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ann Julia Olsen** 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 her executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 15th day of December, 2004.

My Commission expires 1-26-07 _____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

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 he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 15th day of December, 2004.

My Commission expires 1-26-08 _____
Notary Public