3rd FAT

*First American Title Insurance Company*
315 DeaderickStreet, Suite 2055
Nashville, Tennessee 37238

Davidson County DEEDWARR
Recvd: 02/01/05 15:35 3 pgs
Fees:18.00 Taxes:895.40
20050201-0011850

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,000.00.

Anne Brant Boone
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF January, 2005.

NOTARY PUBLIC

My Commission expires: 11-30-2008

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:
William L. Rosenberg, Attorney at Law, 315 Deaderick Street Ste 2055, Nashville, TN 32738

| NAME | ADDRESS |
|---|---|

| NAME & ADDRESS OF OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NO: |
|---|---|---|
| J. Evan Gower | Same | 104-15-245.00 |
| (NAME) | (NAME) | |
| 2525 Sunset Place | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37212 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

# Warranty Deed

For and in Consideration of the sum of $10.00 (Ten Dollars) cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

**Anne Brant Boone, aka Anne Elliott, Unmarried**

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

**J. Evan Gower and wife, Amy E. Gower**

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

See Exhibit A attached hereto for legal description .

This conveyance is subject to 2005 taxes which have been prorated between the parties and all matters as shown on the plat of record in Plat Book 1130, page 42, Register's Office for Davidson County, Tennessee.

This is improved property, known as 2313 Sunset Place, Nashville, TN 37212
(House Number) (Street) (City) (State) (Zip)

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. We do covenant with 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 out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 31st day of January, 2005.

Anne Brant Boone

Anne Brant Boone aka Anne Elliott

**INDIVIDUAL ACKNOWLEDGMENTS:**

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Anne Brant Boone aka Anne Elliott , the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 31st day of JANUARY, 2005.




My Commission expires:
11-30-2006

Notary Public

EXHIBIT A

Being Lot No. 10 on the Plan of Lots on Linden and West Linden of record in Plat Book 1130, page 42, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Anne Brant Boone aka Anne Elliott by Quit Claim Deed from Stephan Scott Elliott of record in Instrument No. 20040601-0063455, Register's Office for Davidson County, Tennessee.