FILE BOX 19B
#05-01-007-DA

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219
(615) 244-5480

Davidson County DEEDWARR
Recvd: 02/02/05 14:43 2 pgs
Fees:13.00 Taxes:1850.00
20050202-0012409

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Tax Map: 132-13-0 057.00

The actual consideration or value, whichever is greater, for this transfer is $500,000.00

Affiant

Subscribed and sworn to before me this the 31st day of January, 2005.

My Commission Expires: 3/31/07

Notary Public

DEE FILES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER(S) AS FOLLOWS:

Elizabeth Ann Killian
(Name)
930 Robertson Academy Road
(Street Address)
Nashville, TN 37220

SEND TAX BILLS TO:

NATIONAL BANK OF COMMERCE
XXXXXX
(Name)
115 29th Avenue South
(Street Address)
Nashville, TN 37212

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **DENNIS L. BOWERS, a single man, and QUINTIN L. QUACKENBUSH, a single man,** hereinafter collectively called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **ELIZABETH ANN KILLIAN, a single woman,** hereinafter called the "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, BEING Lot No. 66 on the plan of Oak Hill Valley, as record in Book 1835, Pages 15 and 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Dennis L. Bowers and Quintin L. Quackenbush by Deed of record in Book 11751, Page 151, recorded 11/22/1999, Register's Office for Davidson County, Tennessee.

BEING improved property known as: 930 Robertson Academy Road, Nashville, TN 37220.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have prorated between Grantor and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," her successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that she has lawfully seized and possessed of said land in fee simple,

has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and "Grantor" do further covenant and bind themselves, their heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," her successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto on this 31st day of January, 2005.

Dennis L. Bowers

Quintin L. Quackenbush

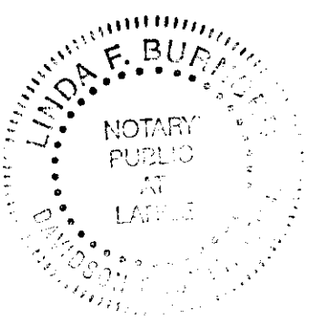
STATE OF TENNESSEE )
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **DENNIS L. BOWERS and QUINTIN L. QUACKENBUSH,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 31st day of January, 2005.

Notary Public

My Commission Expires: 3-26-05




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