WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$300,000.00** Affiant Subscribed and sworn to before me, this the 31st day of January, 2005. Notary Public My commission expires: 3-26-05 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Dennis Bowers **Quintin Quackenbush**	SAME	**161-01-0-B-088.00co**
5436 Cochran Drive		
Nashville, TN 37220		

FOR AND IN 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,

Jack C. Dulaney and wife, Pamela R. Dulaney

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dennis Bowers and Quintin Quackenbush , To be held as joint tenants with the right of survivorship

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, being Lot No. 81 on the Plan of Aberdeen Woods, Phase Two, a Planned Unit Development, as of record in Book 9700, Pages 848 and 849, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Jack C. Dulaney and wife, Pamela R. Dulaney, by Warranty Deed from Zaring Homes, Inc., an Ohio Corporation, of record in Book 11674, Page 193, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 10790, Page 189 and as amended in Book 11714, Page 843 and further amended in Book 11303, Page 555 and in Instrument No. 200002030011436, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Pamela R. Dulaney, pursuant to a Power of Attorney executed by same on the 18th day of January, 2004, of record in Instrument No 20050209-0015221 **, Register's Office for DAVIDSON County, Tennessee.**

This is Improved (X) Unimproved (____) property, known as: **5436 Cochran Drive, Nashville, TN 37220**

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 convenant 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 my/our hand(s) this **31st** day of **January, 2005.**

Davidson County DEEDWARR
Recvd: 02/09/05 14:10 2 pgs
Fees:13.00 Taxes:1110.00

20050209-0015222

Jack C. Dulaney

Pamela R. Dulaney
By: Jack C. Dulaney, Attorney-in-fact

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 **Jack C. Dulaney,** the bargainor, 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 at Nashville, Tennessee, this **31st** day of **January, 2005.**

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 4/10/05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named Jack C. Dulaney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for Pamela R. Dulaney, and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Pamela R. Dulaney for the purpose therein contained, by signing the name of Pamela R. Dulaney by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, **2004.**

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 4/10/05