State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is $105,000.00

Affiant

Subscribed and sworn before me this the 4th day of March, 2005.

Notary Public

My Commission Expires: 3.25.06

Davidson County DEEDWARR
Recvd: 03/08/05 14:29 2 pg
Fees:13.00 Taxes:388.50
20050308-0025672

Jennifer R. Pierce
Notary Public At Large
Davidson County, Tennessee

WARRANTY DEED

This Instrument was Prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Address of New Owner(s)
L. Dean Rowland
3710 Tibbs Dr.
Nashville, TN 37211

Improved Property known as:
3710 Tibbs Drive
Nashville, TN 37211

Send tax bills to:
New Owner

Map 133-6 Parcel 202

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

GENEVA M. BRADLEY, WIDOW

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

L. DEAN ROWLAND AND WIFE, JOANNE A. ROWLAND

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **Davidson** County, Tennessee, more particularly described as follows:

Land Land in Davidson County, Tennessee, being Lot No. 6, on the Plan of Leonard Heights of record in Book 2330, page 15, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Lot No. 6 is described as follows: Beginning at a point on the southerly margin of Tibbs Drive, being the common corner of Lots Nos. 5 and 6; thence in an easterly direction along the easterly margin of said Tibbs Drive 39.5 feet to a point; thence continuing along the easterly margin of said Tibbs Drive 40.50 feet to a point, being the common corner of Lots Nos. 6 and 7; thence in a northerly direction along the line dividing Lots Nos. 5 and 7, 148.8 feet to a point, the common corner of Lots 6 and 7; thence in a westerly direction along the rear line of said Lot No. 5 , 89.2 feet to a point, the common corner of Lots Nos. 5 and 6; thence in a southerly direction along the line dividing the said lot Nos. 5 and 6 146, feet to a point, the point of beginning.

Being the same property conveyed to James Leroy Bradley and wife, Geneva M. Bradley, by Warranty Deed from Lewis E. Gaines and Joe Gaines of record in Book 2482, page 495, Register's Office for Davidson County, Tennessee. Said James Leroy Bradley having since died.

Subject to all matter of record in Book 2330, page 15, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions affecting this property of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this **4th day of March, 2005.**

Geneva M. Bradley
Geneva M. Bradley

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, Notary Public, in and for said County and State, **Geneva M. Bradley** the within named Grantor, with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that **he/she** executed the within instrument for the purposes contained.

Witness my hand, this **4th** Day of **March 2005.**

My Commission Expires:
3.25.06

Notary Public

Jennifer R. Pierce
Notary Public At Large
Davidson County, Tennessee