THIS INSTRUMENT PREPARED BY:
Watkins, McGugin, McNeilly & Rowan, PLLC
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Davidson County DEEDWARR
Recvd: 03/21/05 15:13 4 pg
Fees:23.00 Taxes:493.33
20050321-0030713

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT G. BOWERS, JR. 7117 Waynes Lane Fairview, TN 37062-9290	SAME	Map: 117-12 Par: 70

STATE OF TENNESSEE)
COUNTY OF TN)

The actual consideration or value, whichever is greater, for this transfer is $133,333.00.

Robert G. Bowers Jr.
ROBERT G. BOWERS, JR.

SUBSCRIBED AND SWORN to before me, Robert G. Bowers, Jr., by ROBERT G. BOWERS, JR. this 10th day of March, 2005.

NOTARY PUBLIC AT LARGE TENNESSEE My Commission Exp. May 16, 2006

Betty McClain
Notary Public
My Commission Expires: 5-28-06

FOR AND IN CONSIDERATION of the sum of One Hundred and Thirty-Three Thousand Three Hundred and Thirty-Three Dollars ($133,333.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, We, RICHARD H. BOWERS, AMANDA LEE BOWERS, DEBRA BOWERS, HELEN BOWERS, LESLIE WHEELER and LYNN CALDWELL, hereinafter "GRANTORS", have this day bargained and sold and do hereby transfer and convey unto ROBERT G. BOWERS, JR., hereinafter "GRANTEE", his heirs and assigns, all of GRANTORS' right, title and interest in certain real estate in Davidson County, Tennessee, more particularly described as follows:

> A lot or parcel of land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee located at 1484 Woodmont Blvd. and described according to a survey made by W.B. Southgate, Surveyor, March 29, 1940, as follows: Beginning on the northerly margin of Woodmont Avenue, at the southeast corner of the property conveyed to Clarence F. Hopper, and wife, by deed from William B. Patton, of record in Book 1142, page 549, Register's Office for said County; thence with the northerly margin of said Avenue, eastwardly 75 feet; thence North 2 deg. 45 min. East 200 feet; thence South 89 deg. 30 min. West 75 feet to the northeast corner of the Hopper property; thence with the Hopper's eastern boundary line, southwardly 200 feet to the point of beginning.
>
> The Grantors each own a one-seventh (1/7) undivided interest in said property devised to them by the Last Will and Testament of Robert G. Bowers of record in

imaging number 5747/1746807, Davidson County Probate Court Clerk's office, and documented by an Executor's Deed of record in instrument number 20050316-0029124, R.O.D.C.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE, his heirs and assigns forever. GRANTORS covenant that they are lawfully seized and possessed of their interests in said real estate in fee simple, have a good right to convey their interests, and that their interests are unencumbered except for those matters shown herein.

GRANTORS further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said real estate to the said GRANTEE, his successors and assigns, against the lawful claims of all persons except as herein stated.

WITNESS our hands this 10th day of March, 2005.

Richard Bowers
RICHARD H. BOWERS

Amanda Lee Bowers
AMANDA LEE BOWERS

Debra Bowers
DEBRA BOWERS

Helen Bowers
HELEN BOWERS

Leslie Wheeler
LESLIE WHEELER

Lynn Caldwell
LYNN CALDWELL

STATE OF TENNESSEE)
COUNTY OF TN)

Personally appeared before me, Richard H. Bowers, of said county, RICHARD H. BOWERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand, this 10th day of March, 2005.

NOTARY PUBLIC AT LARGE My Commission Exp. May 28, 2006 DAVIDSON CO., TENNESSEE

Betty McClain
NOTARY PUBLIC
My Commission Expires: 5-28-06

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me, Amanda Lee Bowers, of said county, AMANDA LEE BOWERS, the within named bargainor, 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, this 10th day of March, 2005.

NOTARY PUBLIC AT LARGE My Commission Exp. May 28, 2006 DAVIDSON CO., TENNESSEE

Betty McClain
NOTARY PUBLIC
My Commission Expires: 5-28-06

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me, Debra Bowers, of said county, DEBRA BOWERS, the within named bargainor, 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, this 10th day of March, 2005.

NOTARY PUBLIC AT LARGE My Commission Exp. May 28, 2006 DAVIDSON CO., TENNESSEE

Betty McClain
NOTARY PUBLIC
My Commission Expires: 5-28-06

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me Helen Bowers, of said county, HELEN BOWERS, the within named bargainor, 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, this 10th day of March, 2005.

NOTARY PUBLIC AT LARGE My Commission Exp. May 28, 2006 DAVIDSON CO., TENNESSEE

Betty McClain
NOTARY PUBLIC
My Commission Expires: 5-28-06

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Leslie Wheeler, of said county, LESLIE WHEELER, the within named bargainor, 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, this 10th day of March, 2005.

NOTARY PUBLIC AT LARGE My Commission Exp. May 28, 2006 DAVIDSON CO. TENNESSEE

Betty McClain
NOTARY PUBLIC
My Commission Expires: 5-28-06

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Lynn Caldwell, of said county, LYNN CALDWELL, the within named bargainor, 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, this 10th day of March, 2005.

BETTY McCLAIN NOTARY PUBLIC AT LARGE My Commission Exp. May 28, 2006 DAVIDSON CO. TENNESSEE

Betty McClain
NOTARY PUBLIC
My Commission Expires: 5-28-06