THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23834-01-2005** File	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $322,500.00. Affiant Subscribed and sworn to before me this 18th day of March, 2005. Notary Public My Commission Expires: _____

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 20

WARRANTY DEED

Address New Owner: Michael J. Fowler, Keri K. Fowler 719 Setliff Place Nashville, TN 37206	**Send Tax Bills To:** New Owners	**Tax Information:** Map No.083.06-0 Parcel No. 250.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles Bishop**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael J. Fowler and wife, Keri K. Fowler** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Box 9b property located at 719 Setliff Place, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of March, 2005.

Charles Bishop

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Charles Bishop**, 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, at office, this 18th day of March, 2005.

Notary Public

My Commission Expires: _____

Davidson County DEEDWARR
Recvd: 03/23/05 13:50 2 pgs
Fees:13.00 Taxes:1193.25
20050323-0031694

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 20

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 29 and the northerly part of Lot No. 28 on the Plan of Olivia W. Sharpe's Addition to Nashville, as of record in Book 332, page 17, Register's Office for said County , and described as follows;

Beginning at the southeast corner of Setliff Place and Seymour Avenue, being the northwest corner of Lot No. 29; thence with the easterly margin of Setliff Place southwardly 90 feet; thence eastwardly 238 feet , more or less, to the westerly margin of an alley; thence with the westerly margin of said alley, northwardly 68 feet to the southerly margin of Seymour Avenue; thence with southerly margin of said Avenue westwardly 229 1/2 feet to the point of beginning.

Being the same property conveyed to Charles Bishop by deed dated 2/6/95 from Douglas W. Hauseman of record in Book 9590, page 728, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 County Taxes which have been prorated and assumed by the Grantees.
2. All matters appearing on the Plan of record as Book 332, page 17, Register's Office for Davidson County, Tennessee.
3. Easement for a storm drainage ditch of record in Book 3504, page 396, Register's Office for Davidson County, Tennessee.
4. Easement for storm sewers of record in Book 1449, page 49, Register's Office for Davidson County, Tennessee.