This document prepared by (and after recording return to):		
Firm/Company	Consumer Trust Title & Escrow, LLC	
Address:	219 Ward Circle	
Address 2:	Suite 3	
City, State, Zip:	Brentwood, TN 37027	
Phone:	(615) 369-0039	

Davidson County DEEDWARR
Recvd: 05/03/05 14:34 3 pgs
Fees:18.00 Taxes:601.25

20050503-0049365

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **AARON DOWDELL AND JULIE DOWDELL, HUSBAND AND WIFE** hereinafter referred to as "Collectively Grantor", have this day bargained and sold, and by these presents do hereby transfer and convey unto **LESLIE F. BOWERS, UNMARRIED** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of **DAVIDSON**, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 73 ON THE PLAN OF SECTION FOUR, LEXINGTON POINT SUBDIVISION OF RECORD IN INSTRUMENT NO. 20020116-0006343, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

THIS BEING PART OF THE SAME PROPERTY CONVEYED TO BEAZER HOMES CORP., DBA PHILLIPS BUILDERS, A TENNESSEE CORPORATION BY DEED FROM CECIL D. BRANSTETTER OF RECORD IN BOOK 11669, PAGE 837, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PROPERTY WAS FURTHER CONVEYED TO AARON DOWDELL AND JULIE DOWDELL, HUSBAND AND WIFE BY WARRANTY DEED OF BEAZER HOMES CORP., DBA PHILLIPS HOME BUILDERS, A TENNESSEE CORPORATION DATED APRIL 7, 2003 AND RECORDED APRIL 10, 2003 IN INSTRUMENT NO. 20030410-0047666, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

Map Parcel Number: **126-15-B-262CO**

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantors, if any, which are reserved by Grantors.

SUBJECT to Restrictive Covenants contained in the instruments of record in Inst. No. 20001018-0103445 and Inst. No. 20020219-0021061; Charter of HOA of record in Inst. No. 20001020-0104424, all matters on the Plan of record in Inst. No. 20020116-0006343, all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 29 day of April, 2005.

Grantor- Aaron Dowdell

Julie Dowdell
Grantor- Julie Dowdell

STATE OF TENNESSEE

COUNTY OF Williamson

On this 29 day of April, 2005, before me personally appeared Aaron Dowdell & Julie Dowdell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

HOLLY LEIGH GRANT
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

Notary Public

Printed Name: _____

Commission Expires:

My Commission Expires JUNE 8, 2008

Grantor(s) Name, Address, phone:
Aaron Dowdell
Julie Dowdell

615-395-7496

Grantee(s) Name, Address, phone:
Leslie F. Bowers
8172 Boone Trace
NASHVILLE, TN 37221

SEND TAX STATEMENTS TO GRANTEE

State of TENNESSEE
County of Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$162,500.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 29 day of April, 2005

HOLLY LEIGH GRANT
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

(Seal)

My commission expires: My Commission Expires JUNE 6, 2008

Shawon E Scruggs
Affiant

Type or Print Name

Notary Public

Type or Print Name