Davidson County DEEDQC
Recvd: 05/13/05 10:32 2 pgs
Fees:12.00 Taxes:0.00
20050513-0054172

This instrument was prepared by
James M. Balthrop, Attorney
Springfield, Tennessee

Map 7, Parcels 34.00 & 34.01

Send Tax Bill To:
Lenda F. Gower and husband,
Donald Gower
1862 EDGAR DILLARD ROAD
GREENBRIER, TN 37073

THIS DEED OF CONVEYANCE, executed and delivered by Wallace P. Mitchell, a single person, hereinafter called the grantor, to Lenda F. Gower and husband, Donald Gower, hereinafter called the grantees;

WITNESSETH: That, for the consideration of One ($1.00) Dollar, cash and other valuable consideration, receipt of which is hereby acknowledged, I, the said grantor, have this day bargained and sold and do by these presents hereby sell, transfer and convey unto the said grantees, survivor and assigns, a certain tract or parcel of land situate in the 10th Councilmanic District of Davidson County, Tennessee, described as follows, to-wit:

TRACT NO. 1:
BEGINNING at an iron pin in the southwesterly margin of U. S. Hwy. 41-E (Springfield Highway), being the northeast corner of this tract, a corner to the property conveyed to Leonard E. Gamble by deed of record in Book 4098, page 926, Register's Office for Davidson County, Tennessee; thence with said margin of said highway, South 50° 00' 00" East, 174.00 feet to an iron pin, a corner to the property conveyed to Jackie W. Tatum, et ux, recorded as Instrument No. 20011126-0128555, said Register's Office; thence with the line of Tatum, South 43° 57' 55" West, 195.07 feet to an iron pin at a 4-foot wire fence; thence South 43° 15' 00" West, 79.77 feet to an iron pin; thence North 40° 17' 54" West, 195.20 feet to an iron pin in the line of the property conveyed to Harold Dean Haney filed for record as Instrument No. 20010122-0006165, said Register's Office; thence with the line of Haney and continuing with the line of Gamble, North 48° 34' 52" East, 244.09 feet to the point of beginning, according to a survey dated September 21, 2002 by Michael R. Williams, Registered Land Surveyor, License No. 1906.

AND BEING a portion of the property conveyed to Wallace P. Mitchell, a single man, by Estate of Lillian J. Snoddy, et al, in a deed appearing of record as Instrument No. 20021113-0140354, in the Register's Office for Davidson County, Tennessee.

RESTRICTIONS: The above described tracts are subject to restrictions of record in Instrument No. 20021113-0140354 in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said grantees, survivor and assigns, forever. The said grantor covenants with the grantees, survivor and assigns: (1) That he is lawfully seized in fee of said premises; (2) That he has a good and perfect right to make this conveyance; (3) That said premises are unincumbered; (4) That he will warrant and defend the title in and to said land against

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the ~~lawful claims and demands of all persons whomsoever.~~ D.G.,

TAXES for the year 2005 will be paid by grantees.

Dated at the place and on the date set forth in the notarial certificate below.

Wallace P Mitchell
Wallace P. Mitchell

STATE OF TENNESSEE,
COUNTY OF ROBERTSON.

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named, Wallace P. Mitchell, a single person, the 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 and seal of office, this 9th day of May, 2005.

James M. Babbitt
Notary Public

My commission expires: 11/21/06.

STATE OF TENNESSEE,
COUNTY OF DAVIDSON.

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

_____
Affiant

Subscribed and sworn to before me, this _____ _____, 2005.

_____
Notary Public or Register
My Commission Expires: _____.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0
Dorothy Bowers
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF MAY 20 05
David Brown
Deputy Register