Davidson County DEEDWARR
Recvd: 08/04/05 11:05 2 pgs
Fees:13.00 Taxes:869.50
20050804-0091725

This instrument prepared by. Robert A. Anderson
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

WARRANTY DEED

New Owner:	Send Tax Bills To:	Map and Parcel:
Robert E. Lehning, Jr. and Donna E. Lehning 6368 Bresslyn Road Nashville, Tennessee 37205	Same	Map-Par. 131-7-19

For and in consideration of the sum of Ten and 00/100--------($10.00)----------

DOLLARS, and other good and valuable consideration, RUTH O. COWELL, unmarried, as the "Grantor," has bargained and sold, and by these presents does transfer and convey unto the said ROBERT E. LEHNING, JR and wife, DONNA E. LEHNING, tenants by the entirety, as Grantees (the "Grantees"), their successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot(s) 5, as shown on the map entitled Locust Grove Subdivision, of record in Plat Book 1424, page(s) 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Edwin G. Cowell and wife, Ruth O. Cowell, by deed of record in Book 3942, page 535, said Register's Office, the said Edwin G. Cowell having since died.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever; and I do covenant with the Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

And I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns against the lawful claims of all persons, whomsoever.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value whichever is greater, for this transfer is $ 235000.00

Affiant
Subscribed and sworn to before me, this the 1st day of August, 2005

NOTARY PUBLIC

My Commission Expires: _____

This is improved property known as 1925 Castleman Drive, Nashville, Tennessee.

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

Witness my hand this 1st day of August, 2005.

Ruth O. Cowell
by Betty Owens Hunt
RUTH O. COWELL, by and through her agent and attorney-in-fact, BETTY OWENS HUNT
by and through her agent and attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This instrument was acknowledged before me, the undersigned, a Notary Public in and for said County and State, by BETTY OWENS HUNT as Attorney-in-fact on behalf of RUTH O. COWELL, the bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, a office in Nashville, Tennessee, this 1 day of August, 2005.

NOTARY PUBLIC
My Commission Expires: _____