Box 29

This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

Davidson County DEEDWARR
Recvd: 08/23/05 08:07 3 pgs
Fees:18.00 Taxes:257.15
20050823-0100049

# WARRANTY DEED

| Address new owner as: | Send tax bills to: | MAP-PARCEL |
|---|---|---|
| Kenneth Bowers<br>215 Hart Lane<br>Nashville, TN 37207 | Countrywide Home Loans, Inc<br>P. O. Box 660694<br>Dallas, TX 75266-0694 | Map 60-12<br>Par. 69 |

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, William P. Hastings and wife, Dorothy F. Hastings, have this day bargained and sold, and do hereby transfer and convey to the said Kenneth A. Bowers, his heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Land in the 12th Civil District of Davidson County, Tennessee, being tract no. 3, unrecorded and more particularly described according to a survey by M. H. Ragan, Surveyor, dated August 19, 1959, and described as follows:

Beginning at an iron pin located 2202.6 feet East of the Dickerson Pike; thence North 4° 55' East a distance of 197.0 feet to an iron pin; thence South 84° 35' East a distance of 55 feet to an iron pin; thence South 4° 55' West a distance of 197.0 feet to an iron pin; thence North 84° 35' West a distance of 55.0 feet to the point of beginning.

INCLUDED in the above described property but EXPRESSLY EXCLUDED therefrom is the following described property:

Beginning at a point on the northerly right-of-way of Hart Lane:, said point being on the common property line between Parcel 68 and Parcel 69 as shown on Sheet 60-12 of the Metropolitan Nashville and Davidson County Property Maps; thence along said common property line, North 4 deg. 55 min. East 20.73 feet to a point on the proposed northerly right-of-way of Hart Lane being a curve having a radius of 2894.70 feet; thence easterly along said proposed right-of-way 24.02 feet to a point; thence continuing along said proposed right-of-way, South 83 deg. 00 min. East 31.01 feet to a point on the common property line between Parcel 69 and Parcel 70; thence along said common property line, South 4 deg. 55 min. West 19.30 feet to a point on the existing northerly right-of-way of Hart Lane; thence North 84 deg. 35 min. West 55 feet to the point of beginning and containing 1,102 square feet.
BEING the same property conveyed to Metropolitan Government of Nashville and Davidson county by deed filed in Book 5587, page 751, said Register's Office.

BEING part of the same property conveyed to William P. Hastings and wife, Dorothy F. Hastings by Warranty Deed from H. Allen Starr, filed in Book 5127, page 592, Register's

Office for Davidson County, Tennessee.

This is improved property known as215 Hart Lane, Nashville, Tennessee 37207.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Kenneth Bowers, his heirs and assigns, forever.

And we, William P. Hastings and wife, Dorothy F. Hastings, do covenant with the said Kenneth Bowers that we are lawfully seized and possessed of said land in fee simple; that we have a good right to convey it, and that the same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and for real property taxes for the year 2005.

And we, William P. Hastings and wife, Dorothy F. Hastings, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Kenneth Bowers, his heirs and assigns against the lawful claims of all persons whomsoever.

This description is the same used in the previous deed of record.

**WITNESS** our hands this 9th day of August 2005.

William P. Hastings
WILLIAM P. HASTINGS

Dorothy F Hastings
DOROTHY F. HASTINGS

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William P. Hastings and wife, Dorothy F. Hastings, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of August 2005.

NOTARY PUBLIC

OLLIE MAI PARSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value whichever is greater, for this transfer is $69,500.00.

X
AFFIANT

OLLIE MAI PARSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

Subscribed and sworn to before me, this 9th day of August 2005.

NOTARY PUBLIC

**THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.**