PICK-U

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 11,500.00

Subscribed and sworn to before me, this the 31st day of August 2005

My Commission expires: 11/26/05
(Affix Seal)

Affiant

Notary Public

# WARRANTY DEED

| THIS INSTRUMENT WAS PREPARED BY: ROBERT GREENE, ATTORNEY | |
|---|---|
| 961 Woodland Street, Nashville, Tennessee 37206 | |
| ADDRESS OF NEW OWNER: Roland Spencer, Jr. (Name) 2521 Oak Forest Drive (Street Address) Antioch, Tennessee 37013 (City) (State) (Zip Code) | SEND TAX BILLS TO: same (Name) (Street Address) (City) (State) (Zip Code) |
| MAP & PARCEL NO. 93-16-109 & 93-16-110 | FIELD BOOK NO. |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Walter Russell Owens, III, Sandra Anetta Owens Lawson and Jacqueline P. Johnson(Sandra Anetta Owens Lawson and Jacqueline P. Johnson both are non-residents of the state of Tennessee)

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Roland Spencer, Jr.

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot(s) 110 and 111, as shown on the map entitled Maury and Claiborne, or record in Plat Book 21, page(s) 84, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Lot 110

Being the same property conveyed to MADOLYN OWEN A/K/A MADOLYN OWEN GORDON, by deed recorded in Book 1533, page 339, said Register's Office, the said Madolyn Owen Gordon and her husband, Douglas Gordon having since conveyed a one half interest to Harry Crowder, by deed of record in Book 1942, page 199, said Register's Office, and the said Harry Crowder having since died. The Will of Harry R. Crowder of record in Will Book 176, page 79, Probate Clerks Office devised his interest in subject property to Jacqueline P. Johnson. Madolyn Owen Gordon, also known as Madolyn A. Gordon died testate. Her will of record in Docket No. 67586, Davidson County Probate Court Clerk's Office devised her interest to Melvin B. Owens, Sr. and Walter L. Owens, Jr., Melvin B. Owens, Sr. died intestate in 1981 leaving Mary Ellen Owens and Melvin B. Owens, Jr. as his sole heirs at law. Mary Ellen Owens died testate. Her will of record in Docket No. 96P-1426, Davidson County Probate Clerk's Office devised her interest to Melvin B. Owens, Jr. who has since died intestate. Walter L. Owens, Jr. died testate. His will of record in Docket No. 02P-807 devised his interest to Walter Russell Owens, III and Sandra Anetta Owens Lawson.

Lot 111

Being the same property conveyed to JACQUELINE CROWDER JOHNSON, by deed of record in Book 5237, page 281, said Register's Office. The said Jacqueline Crowder Johnson and Jacqueline P. Johnson are one and the same person.

Davidson County DEEDWARR
Recvd: 09/19/05 08:36 2 pgs
Fees:13.00 Taxes:42.55
20050919-0111846

THIS IS_____IMPROVED PROPERTY KNOWN AS 97 and 99 Maury Street, Nashville, TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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_____hand_____this 31st day of August 2005

Walter Russell Owens, III
WALTER RUSSELL OWENS, III

By Jacqueline P. Johnson by Jacqueline Crowder ATTY-IN-FACT
JACQUELINE P. JOHNSON

Sandra Anetta Owens Lawson
by Walter Russell Owens atty-in-fact
SANDRA ANETTA OWENS LAWSON
BY: WALTER RUSSELL OWENS, III
ATTORNEY-IN-FACT

State of Tennessee
County of Davidson

On this 31st day of August, 2005, before me personally appeared Walter Russell Owens, III to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.
My Commission expires:

1/26/05

Notary Public

State of Tennessee
County of _____

On this _____ day of _____, _____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

Notary Public

# WARRANTY DEED

State of Tennessee
County of Davidson

On this 31st day of August 2005, before me personally appeared **Walter Russell Owens, III** to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **Sandra Anetta Owens Lawson** and acknowledged that he executed the same as the free act and deed of **Sandra Anetta Owens Lawson.**

Witness my hand and official seal.
My commission expires: 1/26/05

Notary Public

State of Tennessee
County of Davidson

On this 31st day of August, 2005, before me personally appeared **Russell Crowder** to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **Jacqueline P. Johnson** and acknowledged that he executed the same as the free act and deed of **Jacqueline P. Johnson.**

Witness my hand and official seal.
My commission expires: 1/26/05

Notary Public