THIS INSTRUMENT PREPARED BY:
Watkins, McGugin, McNeilly & Rowan, PLLC
W. Warner McNeilly, III
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Nashville, Tennessee 37201
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PICK-UP

Davidson County DEEDWARR
Recvd: 09/19/05 14:41 2 pgs
Fees:13.00 Taxes:1128.50
20050919-0112426

WARRANTY DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
SAMUEL H. OAKLEY, ET UX. 522 Huckleberry ~~Dr.~~ Rd. Nashville, TN 37205	SAME	Map: 102-16 Par: 63

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $305,000.00.

Samuel H. Oakley
SAMUEL H. OAKLEY

SUBSCRIBED AND SWORN to before me, W. Warner McNeilly III, by SAMUEL H. OAKLEY this 19th day of September, 2005.

W. WARNER McNEILLY III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 9/24/05

My Commission Expires SEPT. 24, 2005

FOR AND IN CONSIDERATION of the sum of Three Hundred and Five Thousand Dollars ($305,000.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, WILLIAM D. BOWERS and wife, AMY S. BOWERS, individually and as Co-Trustees of the William D. Bowers and Amy S. Bowers Revocable Living Trust dated February 11, 1999, hereinafter "GRANTORS", have this day bargained and sold and do hereby transfer and convey unto SAMUEL H. OAKLEY and wife, CHERYL F. OAKLEY, hereinafter "GRANTEES", their heirs and assigns, all of GRANTORS' right, title and interest in certain real estate in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 170 on the Plan of Hillwood Estates, Section Nine, Part Two, as of record in Book 2331, page 28, Register's Office, Davidson County, Tennessee.

Said Lot No. 170 fronts 190 feet on the easterly side of Darden Place and runs back 383.4 feet on the southerly line and 433.52 feet on the northerly line to a dead line in the rear on which is measures 196.66 feet.

Being the same property conveyed to The William D. Bowers and Amy S. Bowers Revocable Living Trust from William D. Bowers and his wife, Amy S. Bowers, by deed of record in Book 11338, page 236, Register's Office, Davidson County, Tennessee.

The property address is 756 Darden Place, Nashville, Tennessee 37205.

Said property is subject to the following:

1. 2005 and subsequent years real property taxes are a lien but not yet due and payable.

2. All matters shown on Plan of record in Plat Book 2331, page 28, Register's Office, Davidson County, Tennessee, including owner's certificate, 100 foot minimum building setback line from Darden Place and public utility easement along the rear line.

3. Agreement for Dedication of Sanitary Sewer and/or Storm Drainage of record in Book 4311, page 269, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEES, their heirs and assigns forever. GRANTORS covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for those matters shown herein.

GRANTORS further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to said real estate to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons except as herein stated.

WITNESS our hands this 19th day of September, 2005.

William D. Bowers

WILLIAM D. BOWERS, Individually and as Co-Trustee

Amy S. Bowers

AMY S. BOWERS, Individually and as Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, W. Warner McNeilly III, of said county, WILLIAM D. BOWERS and AMY S. BOWERS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are the Co-Trustees of the William D. Bowers and Amy S. Bowers Revocable Living Trust Dated February 11, 1999 and that they executed the within instrument individually and as Co-Trustees for the purposes therein contained. Witness my hand, this 19 day of September, 2005.

NOTARY PUBLIC

My Commission Expires: 9/24/05

W. WARNER McNEILLY III
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 24, 2005