THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 22088A

Davidson County DEEDWARR
Recvd: 09/26/05 08:39 2 pgs
Fees:13.00 Taxes:185.00
20050926-0114830

MAP/GROUP/PARCEL: 072-02-0/121.00

NEW OWNER'S NAME AND ADDRESS:
SCOTT NOWELS & JACK ASHWORTH
708 Pat Court
Madison, TN 37115

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, LENA REESE HARKINS, BY:CARL F. CLARK, ATTORNEY-IN-FACT, hereinafter called Grantor, does hereby transfer and convey unto, SCOTT NOWELS, A MARRIED MAN and JACK ASHWORTH, A MARRIED MAN, their heirs and assigns, hereinafter called Grantees property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 33 ON THE MAP OF E.B. CRAIG'S SUBDIVISION OF THE CROWNOVER PROPERTY, OF RECORD IN BOOK 894, PAGES 640 AND 641, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 33 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF BEN ALLEN ROAD, FORMERLY JERE BAXTER AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 140 FEET TO A DEAD LINE.

The subject property is improved property known as 1006 HART LANE, Nashville, TN 37216.

BEING the same property conveyed to Grantor herein by deed of record in Book 4522 Page 392 Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Lena Reese Harkins by Carl Clark, Atty-in-Fact
LENA REESE HARKINS
BY:CARL F. CLARK, ATTY-IN-FACT

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, CARL F. CLARK AS ATTORNEY-IN-FACT for Lena Reese Harkins, with whom I am personally acquainted, and who acknowledged that he/she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 20th day of September, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $50,000.00.

AFFIANT

Sworn to and subscribed before me, this the 20th day of September, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE