This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

New Owners Address
Send Tax Bills to Same Address:
Loretta Huff and Foronta Ewing
~~P.O. Box 70701~~
NASHVILLE 37207

MAP: 060-03-0
PARCEL: 065.01
GROUP:

Davidson County DEEDWARR
Recvd: 02/14/06 11:47 2 pgs
Fees:13.00 Taxes:4.44
20060214-0017752

PREPARED BASED ON INFORMATION PROVIDED BY THE PARTIES

WARRANTY DEED

THIS INDENTURE, made this ~~23~~ 23rd day of Feb, 2003 between

Richard L. Bowers

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Loretta Huff and Foronta Ewing,
as tenants in common with right of survivorship

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, as follows:

Being Reserved Parcel C on the Plan of Section I of Oak Park Subdivision of record in Plat Book 3600, Page 84, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Richard L. Bowers and wife, Jessie M. Bowers by Final Decree Confirming Sale of record in Book 8394, Page 710, Register's Office for Davidson County, Tennessee.
The said Jessie M. Bowers now being deceased, having died on 7/15/01.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2003 real property taxes which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Richard L. Bowers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Allan Crooks, the undersigned, a Notary Public in and for said County and State, Richard L. Bowers the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 25 day of August, ~~2003.~~ 2005

Allan Crooks
Notary

ALLAN CROOKS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: May 30, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $1,200.00.

Toronta Ewing
Affiant

Sworn to and subscribed before me, this 25 day of August, ~~2003.~~ 2005

Allan Crooks
Notary Public

ALLAN CROOKS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: May 30, 2007