Davidson County DEEDWARR
Recvd: 04/07/06 08:22 3 pgs
Fees:18.00 Taxes:458.43
20060407-0040077

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 31st day of March, 2006, by and between JERRY JAMES DOBBS and SHIRLEY ANN DOBBS, HUSBAND AND WIFE, hereinafter called Grantors, and LARRY FOWLER, UNMARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, JERRY JAMES DOBBS and SHIRLEY ANN DOBBS, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto LARRY FOWLER, UNMARRIED, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 7591 BIDWELL ROAD, JOELTON, TENNESSEE 37080.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind, themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of the Grantors on the day and year first above written.

Jerry James Dobbs
JERRY JAMES DOBBS
Signature of Seller

Shirley Ann Dobbs
SHIRLEY ANN DOBBS
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JERRY JAMES DOBBS and SHIRLEY ANN DOBBS, HUSBAND AND WIFE, 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 Joelton, **TENNESSEE, this** 31st **day of March, 2006.**

Howard M. Skipworth
Notary Public

My Commission Expires: 1/26/08

HOWARD M. SKIPWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TENN.

MY COMMISSION EXP. JANUARY 26, 2008

Name and Address of Property Owner:

LARRY FOWLER

Property Address:

7591 BIDWELL ROAD, JOELTON, TENNESSEE 37080
Person Responsible for Taxes:

Map & Parcel #: MAP 8, PARCEL 129

AFFIDAVIT OF VALUE

STATE OF Tennessee :
COUNTY OF Davidson :

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **123900** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Melissa Woodward
Affiant

Sworn to and subscribed before me, a Notary Public, this 31st day of **March, 2006.**

LISA M. VASKE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN

My Commission Expires: 3/17/07

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

06-334J

EXHIBIT 'A'

Land in the 14th Civil District of Davidson County, Tennessee, being shown as Tract No. 5 on a survey dated June 14, 1974, made by Stanford & Associates, Inc., Engineers, and according to said survey is described as follows:

Beginning at a point in the westerly right-of-way of Bidwell Road, common front corner of Tracts Nos. 4 and 5 on said survey; thence, leaving said road with the line between said two tracts, North 69 degrees 47' 18" West 1190.93 feet to a point; thence North 40 degrees 42' 43" East 125.00 feet to a point; thence South 71 degrees 23' 53" East 1146.66 feet to a point in the westerly right-of-way of said Bidwell Road; thence with said right-of-way, South 12 degrees 59' 40" West 16.47 feet and South 20 degrees 41' 40" West 132.96 feet to the point of beginning, containing 3.568 acres, more or less.

Being the same property conveyed to JERRY JAMES DOBBS and SHIRLEY ANN DOBBS, HUSBAND AND WIFE, by Warranty Deed from C.W. FITZGERALD AND WIFE, LAURA M. FITZGERALD, of record in BOOK 4842, PAGE 150, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (MAP 8, PARCEL 129).
2. Country easements including right-of-way for Bidwell Road.