This instrument was prepared by Albert P. Marks of MARKS, SHELL & MANESS, 233-A Dunbar Cave Road, P.O. Box 1149, Clarksville, TN 37041-1149.

NAME & ADDRESS OF PROPERTY OWNER:
Mr. & Mrs. Bobby Towns
3800 Brush Hill Road
Nashville, TN 37216

Davidson County DEEDWARR
Recvd: 05/31/06 10:05 3 pgs
Fees:18.00 Taxes:157.25
20060531-0063638

PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES:
SAME AS ABOVE

MAYHEW F. KOELLEIN

TO: CASH WARRANTY DEED

BOBBY TOWNS, ET UX

FOR A VALUABLE CASH CONSIDERATION, this day in hand paid, the receipt of which is hereby acknowledged, MAYHEW F. KOELLEIN, as GRANTOR, has bargained and sold and does hereby transfer and convey unto the GRANTEES, BOBBY TOWNS and wife, LYNETTE W. TOWNS, as tenants by the entirety, their heirs and assigns forever, the following described real estate, together with any and all improvements thereon, situated in Davidson County, Tennessee, and being designated as Tax Map & Parcel No. 062 09 0 026.00 as shown on the maps of the Assessor of Property for Davidson County, Tennessee, to-wit:

Being part of Lot No. 17 of Riverwood Subdivision, as shown on the plat of record in Book 547, Page 62, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron pin set, said pin being located at the intersection of the northerly right of way of Cedarwood Drive (50 foot right of way) and the easterly right of way of Brush Hill Road (50 foot right of way); thence with said right of way of Brush Hill Road and along a curve to the left, said curve having a radius of 459 feet, a delta of 19 degrees 55 minutes 47 seconds, a length of 159.66 feet and a chord bearing and distance of North 25 degrees 34 minutes 59 seconds East 158.85 feet to an iron pin found at the intersection of said Brush Hill Road right of way and the southerly right of way of an unnamed road (25 foot right of way); thence leaving Brush Hill Road and with said right of way of unnamed road the following calls: South 87 degrees 30 minutes 00 seconds East 146.90 feet to an iron pin found, South 19 degrees 04 minutes 37 seconds East 116.05 feet to an iron pin found at the common corner of Lots 17 and 18, thence leaving unnamed road and with the northerly line of Lot 18 South 81 degrees 47 minutes 06 seconds West 241.69 feet to an iron pin set at said right of way of Cedarwood Drive; thence leaving Lot 18 and with said right of way North 62 degrees 28 minutes 03 seconds West 15.88 feet to the point of beginning and containing 0.59 acres more or less as surveyed by James M. Cantrell, TRLS #1859 of Arrowhead Survey, 6701 Holt Road, Nashville, Tennessee 37211, dated July 17, 1997.

This being the same real estate conveyed unto Mayhew F. Koellein by deed from Mayhew F. Koellein, as Executor under the Will of Julia W. Koellein, of record in Instrument Number 20000612-0058700, Register's Office for Davidson County, Tennessee. Reference is further made to the Last Will and Testament of Julia W. Koellein in Will Book 218, Page 376 in the Probate Clerk's Office for Davidson County, Tennessee in which the above described real estate was devised to Mayhew F. Koellein.

TO HAVE AND TO HOLD said real estate, together with any and all improvements thereon, unto the GRANTEES, BOBBY TOWNS and wife, LYNETTE W. TOWNS, as tenants by the entirety, their heirs and assigns forever.

SUBJECT to the terms, conditions and matters as shown on the aforementioned described plat of record and SUBJECT to conditions as set forth in Deed Book 1019, Page 402, of the Register's Office for Davidson County, Tennessee, THE GRANTOR COVENANTS that he is lawfully seized and possessed of said real estate, that he has a good and lawful right to convey the same, that it is unencumbered, and he will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

POSSESSION will be given upon delivery of this deed.

THE 2006 TAXES are to be prorated.

SANDRA RAY KOELLEIN, wife of the GRANTOR herein, joins in the execution of this Deed for the express purpose of conveying all of her right, title and interest which she may have in the herein described real estate by virtue of her being married to the GRANTOR, MAYHEW F. KOELLEIN.

IN WITNESS WHEREOF, the GRANTOR AND SPOUSE have hereunto signed their names on this the 24 day of May, 2006.

MAYHEW F. KOELLEIN

GRANTOR

Sandra R. Koellein

SANDRA RAY KOELLEIN

STATE OF TENNESSEE

COUNTY OF Dickson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAYHEW F. KOELLEIN and wife, SANDRA RAY KOELLEIN, 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 foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, on this the 24th day of May, 2006.

Barbara E. Jones

NOTARY PUBLIC

My Commission Expires: 6-18-08

BARBARA E. JONES NOTARY PUBLIC AT LARGE HUMPHREYS, TN

STATE OF TENNESSEE

COUNTY OF Davidson

Pursuant to Tennessee Code Annotated Section 67-4-409 (a)(6)(A), the undersigned being the GRANTEE, the GRANTEE'S AGENT or a TRUSTEE acting for the GRANTEE, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $42,500.00.

Bobby Towns

AFFIANT

Sworn and subscribed to before me on this the 24th day of May, 2006.

NOTARY PUBLIC

My Commission Expires: 11-18-2009

M. FRANKLIN KOELLEIN, JR. STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY