WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/13/06 08:22 2 pgs
Fees:13.00 Taxes:921.30
20060613-0069933

LARRY D. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00

Mary Bale
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: 2-10-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Edgar Lowe	Mary ~~SELLER~~ Bale	MAP 26-05 PARCEL 88, 87 AND MAP 25-08 PAR 82
(NAME)	(NAME)	
506 Main Street	453 Jones Lane	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Hendersonville TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, LILLIAN McKEE LOWE, UNMARRIED, BY AND THROUGH MARY LOWE BALE AND J. EDGAR LOWE, ATTORNEYS IN FACT**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **J. EDGAR LOWE AND MARY BALE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT ONE: (MAP 25-08 PARCEL 82)

Situated in Davidson County, Tennessee, being Lot Nos. 13 and 14 in Block "H" of Fourth Addition of Roscoe Place, as shown by the plat of record in Book 843, page 74, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Walter E. Lowe and wife, Lillian McKee Lowe by deed of record in Book 4652, page 738, Register's Office for Davidson County, Tennessee; the said Walter E. Lowe having since died the property vests in Lillian McKee Lowe as surviving tenant by the entirety.

TRACT TWO: (MAP 26-05 PARCEL 87)

Being Lot No. 16 in Block "H" of Fourth Addition of Roscoe Place Subdivision located in Davidson County, Tennessee, as shown of record in Book 843, page 74, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to W. E. Lowe by deed of record in Book 1225, page 393, Register's Office for Davidson County, Tennessee; the said W. E. Lowe having since died on 6-22-79, testate, leaving as his beneficiary under his Last Will and Testament his wife Lillian McKee Lowe.

TRACT THREE: (MAP 26-05 PARCEL 88)

Being the westerly one-half of Lot No. 17 in Block "H" of Fourth Addition to Roscoe Place Subdivision, located in Davidson County, Tennessee, as shown by the plat of record in Book 843, page 74, of the public records of said County.

Said westerly one half of Lot No. 17 in Block "H" fronts 25 feet on the north side of Frances Street, and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to W. E. Lowe by deed of record in Book 1248, page 237, Register's Office for Davidson County, Tennessee; the said W. E. Lowe having since died on 6-22-79, testate, leaving as his beneficiary under his Last Will and Testament his wife Lillian McKee Lowe.

MARY LOWE BALE AND J. EDGAR LOWE executes this instrument as Attorney in Fact for LILLIAN McKEE LOWE pursuant to Durable Power of Attorney of record in Instrument No. 20060613 0069932, Register's Office for Davidson County, Tennessee.

This is the same legal descriptions as on the previous deeds of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as 506 Main Street, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand(s) this 6/8/2006.

Lillian McKee Lowe

BY: J. EDGAR LOWE, Attorney in Fact

Lillian McKee Lowe

BY: MARY LOWE BALE, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, MARY LOWE BALE AND J. EDGAR LOWE, 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, and further acknowledged that they are the Attorneys In Fact for LILLIAN McKEE LOWE and are authorized by LILLIAN McKEE LOWE to execute this instrument on her behalf.

WITNESS my hand and official seal this 8th day of June, 2006.

NOTARY PUBLIC

My commission expires: 2-10-08

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008