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

Davidson County DEEDWARR
Recvd: 09/14/06 08:21 3 pgs
Fees:18.00 Taxes:481.00



20060914-0113710

WARRANTY DEED

THIS INDENTURE is made and entered into this 8th day of September, 2006, by and between FRANCES LUCILLE GRAHAM, A/K/A FRANCIS LUCILE GRAHAM, hereinafter called Grantor, and JACOB A. DOWELL and CAREY J. DOWELL, HUSBAND AND WIFE, hereinafter called Grantees.

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, FRANCES LUCILLE GRAHAM, A/K/A FRANCIS LUCILE GRAHAM, as Grantor, does hereby bargain, sell, transfer and convey unto JACOB A. DOWELL and CAREY J. DOWELL, HUSBAND AND WIFE, hereinafter referred to as Grantees, their 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 Grantor 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 3196 UNION HILL RD., JOELTON, TN 37080.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds, herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of the Grantor on the day and year first above written.

SELLER:

Frances Lucille Graham
FRANCES LUCILLE GRAHAM, A/K/A FRANCIS LUCILE GRAHAM
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, FRANCES LUCILLE GRAHAM, A/K/A FRANCIS LUCILE GRAHAM, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Joelton, **TENNESSEE, this** 8th **day of September, 2006.**

Howard M. Skipworth
Notary Public

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN. MY COMMISSION EXP. JANUARY 26, 2008

My Commission Expires: _____

Name and Address of Property Owner:

JACOB A. DOWELL and CAREY J. DOWELL

3196 UNION HILL RD.
JOELTON, TN 37080

Property Address:

3196 UNION HILL RD., JOELTON, TN 37080
Person Responsible for Taxes:

Same as owner

Map & Parcel #: MAP 22, PARCELS 33 & 36

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 **130000** 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.

Carey J Dowell
Affiant

Sworn to and subscribed before me, a Notary Public, this 8th day of **September, 2006.**

Howard M. Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN. MY COMMISSION EXP. JANUARY 26, 2008

RETURN TO:

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

06-367J

EXHIBIT "A"

TRACT 1: MAP 22, PARCEL 33: Land in the 14th Civil District of Davidson County, Tennessee, located on Union Hill or Loggins Spring Road, about 13 miles from Nashville, and being known as Lot No. 3 on the unrecorded Map of the Guy E. Bates Property, described according to a copy of a survey made by John M. Sullivan, County Surveyor, December 31, 1951, as follows:

Beginning at a point in the west margin of Union Hill or Loggins Spring Road at the corner of Lots No. 3 and 4; thence with the line between said lots, westerly 250 feet to a point; thence southerly 150 feet to a corner of Lot No. 2; thence with the line between Lots No. 2 and 3, easterly 250 feet to the west margin of said Road; thence with the margin of the same, north 150 feet, the point of beginning.

Being the same property conveyed to Dave Allen Graham and wife, Frances Lucille Graham, by Warranty Deed from Ezell Dickerson and wife, Mildred Dickerson, filed for record in Book 2751, Page 613, Register's Office for Davidson County, Tennessee.

TRACT 2: MAP 22, PARCEL 36: Being a tract in the 14th, formerly 24th Civil District of said County, said tract lies in the rear of Lots Nos. 1, 2, and 3 of the Guy Edward Bates unrecorded Subdivision, described according to a copy of a survey made by C.J. Carney, Surveyor, dated September 9, 1961, as follows:

Beginning at the northwest corner of Lot No. 3 conveyed to Dave Allen Graham and wife, Francis Lucille Graham, by deed of record in Book 2751, Page 613, Register's Office for said County; thence along the rear line of Lots Nos. 3, 2 and 1, south 7 deg. 57' East 407 feet to the southwest corner of Lot No. 1; thence along a fence line, North 86 deg. 45' west 878 feet to the corner of the Burl Young and Lamb Property; thence with a fence line and with Lamb's east line, North 3 deg. 45; East 394 feet to the southwest corner of Mrs. Ethel Graves Property; thence with her south line, South 86 deg. 45' East 797 feet to the beginning, containing 7.58 acres.

Being the same property conveyed to Dave A. Graham and wife, Francis Lucile Graham, by Warranty Deed from Ethel H. Graves and wife, Violet Jean Hailey, filed for record in Book 3282, Page 497, Register's Office for DAVIDSON County, Tennessee. Said Dave A. Graham (a/k/a Dave Allen Graham) having since died on 9-2-05, and property vested, by operation of law, in his surviving spouse, Frances Lucille Graham (a/k/a Francis Lucile Graham).