BOX 50-B

~~PREPARED~~ BY:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE
NASHVILLE, TN 37203

RETURN TO

Davidson County DEEDWARR
Recvd: 02/22/07 15:03 2 pg
Fees:13.00 Taxes:1276.50

20070222-0022408

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

State of Tennessee
County of Davidson
Actual consideration or value for
this transfer is ~~$345~~,000.00

Affiant

Subscribed and sworn to before me
This 22 day of Feb, 2007

Notary exp: 1-26-09

Address of new owners:

4033 Albert Drive
Nashville, TN 37204

Send tax bills to:

NEW OWNER

Map & Parcel:

132-1-147

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, I **Robert Emmet Seibels IV, married** , hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Charles Richard Bowers and wife Kathleen Bowers**, hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 158, as shown on the map entitled Rolling Meadows Subdivision, of record 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ROBERT EMMET SEIBELS, IV, by deed from ANDREW D. HALL AND WIFE, PATRICIA J. HALL, of record as Instrument No. 20030909-0131596, dated September 5, 2003, said Register's Office.

Jerry Faith Seibels is executing this document to relinquish all marital rights to the said property.

The 2007 County property taxes have been prorated between the two parties.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.
Matters shown on the Plan of record in Plat Book 1424, pages 98 and 99 , said Register's Office.

Restrictive Covenants contained in instrument of record in Book 1628, page 621, Book 1713, page 420, and Book 1759, page 427 of said Register's Office.

x The property is improved with an address of: **4033 Albert Drive Nashville, TN 37204**

OR The property is unimproved.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Witness our hands this 20 day of February, 2007.

Robert Emmet Seibels IV

Jerry Faith Seibels

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry Faith Seibels, 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 purposed therein contained.

Witness my hand and official seal this 20 day of February 2007

Notary Public

Commission expires: 11/22/10

REBECCA D. PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires November 22, 2010

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Emmet Seibels, 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 purposed therein contained.

Witness my hand and official seal this 20 day of February 2007

Notary Public

Commission expires: 11/22/10

REBECCA D. PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires November 22, 2010