THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires July 28, 2007

Davidson County DEEDWARR
Recvd: 03/20/07 15:14 2 pgs
Fees:13.00 Taxes:481.00

20070320-0034019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00.

Phyllis M. Flowers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: 7/28/07

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John A. Fisher	Same as owner	MAP 150-01-0
4005 Tea Garden Way		PARCEL 190
Antioch, TN 37013		
(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, WE, **Kyle R. Flowers and Kerwin L. Flowers**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John A. Fisher** unmarried

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:

Land in Davidson County, Tennessee, being Lot number 16, Section One, Jamestown Estates, as of record in Book 6900,page 592, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Phyllis Jean Flowers by deed recorded as instrument number 20040920-0112780, said Register's Office. The said Phyllis Jean Flowers has died; under the terms of her Last Will and Testament [filed under Docket Number 06P-203, In The Seventh Circuit Court for Davidson County, Tennessee (Probate Division)] the property was devised unto her sons Kerwin L. Flowers and Kyle R. Flowers.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

The above referenced Property is not the Primary residence of either Grantor.

This is () UNIMPROVED

(X) IMPROVED property known as **4005 Tea Garden Way, Antioch, TN 37013.**

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 our hands this the 5th day of March, 2007.

This Warranty Deed was executed pursuant to the Power of Attorney filed of record in Book *_____, page _____, said Register's Office. *Instrument Numbers 20070320 0034018

Kyle R. Flowers by Frances Garner, Attorney in fact
Kyle R. Flowers by Frances Garner, Attorney in Fact

Kerwin L Flowers by Frances Garner, attorney in fact
Kerwin L. Flowers by Frances Garner, Attorney in Fact

This Warranty Deed was executed pursuant to the Power of Attorney filed of record in Book *_____, page _____, said Register's Office. *Instrument Numbers 20070320 0034017

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 **Frances Garner** 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 on behalf of **Kyle R. Flowers**, as his Attorney in Fact, as the free act and deed of the within named .

Witness my hand and official seal this the 5th day of March, 2007.

My Commission expires May 24 2008

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TN

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 **Frances Garner** 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 on behalf of **Kerwin L. Flowers** , as his Attorney in Fact, as the free act and deed of the within named .

Witness my hand and official seal this the 5th day of March, 2007.

My Commission expires May 24 2008

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TN