THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **Premier Escrow, LLC** **4301 Hillsboro Rd., Suite #300** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,170,000.00. Alison L Russell Affiant Subscribed and sworn to before me this 30th day of March, 2007. Notary Public My Commission Expires: May 2, 2010 **RETURN TO:** **PREMIER ESCROW, LLC** **4301 HILLSBORO ROAD, STE 300** **NASHVILLE, TN 37215**

KATHY SNIDER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 2, 2010

BOX 10-A

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Donald W. Abel, Jr. and Jackie R. Abel 1066 Lynnwood Boulevard Nashville, TN 37215	Fifth Third Mortgage Co. 38 Fountain Square Plaza Cincinnati, OH 45202	Map No.144-03-0-004.00 Parcel No.

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Edward J. Cowell, Jr. Trustee of the Edward J. Cowell, Jr. Living Trust dated 10/07/04, with full power to sell, transfer, mortgage and convey without signature of any beneficiary** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Donald W. Abel, Jr. and wife, Jackie R. Abel** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1066 Lynnwood Boulevard, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of March, 2007.

Edward Joe Cowell, Jr. TRUSTEE
Edward Joe Cowell, Jr. Trustee

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Edward Joe Cowell, Jr. Trustee**, 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.

Witness my hand, at office, this 30th day of March, 2007.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 04/02/07 13:23 2 pgs
Fees:13.00 Taxes:4329.00

20070402-0038987

EXHIBIT "A"

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 24 and the westerly part of Lot No. 25 on the Plan of Chickering Hills, Section One, as of record in Book 2331, page 8, amended in Book 3099, page 573, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Beginning at a point on the northerly margin of Lynwood Boulevard at the common corner of Lots No. 23 and 24 on said plan; thence with the line between said two lots northerly 272.4 feet to a point in the southerly line of Lot No. 12 on said plan; thence with the line between Lots Nos. 11, 12 and 24 on said plan easterly 140 feet to a monument at the northeast corner of said Lot No. 24; thence with the line between Lots Nos. 11 and 25 on said plan northeasterly 56 feet to the northwest corner of the property conveyed to Herman Hudson by deed from W. L. Bainbridge, Jr. and wife, as of record in Book 2827, page 413, Register's Office for said County; thence with said Hudson's westerly line southerly 271.5 feet to a point in the northerly margin of said Boulevard, and point being 128 feet westerly from the southeast corner of said Lot No. 25; thence with the same around a slight curve to the right, westerly 287.61 feet to the beginning.

Being the same property conveyed to Edward J. Cowell, Jr. by deed dated 10/29/96, from Thomas E. Davin and spouse, Molly S. Davin, of record in Book 10512, page 525, Register's Office for Davidson County, Tennessee. Edward J. Cowell, Jr. has since conveyed his interest in said property to Edward J. Cowell, Jr., Trustee of the Edward J. Cowell, Jr. Living Trust dated 10/07/04, with full power to sell, transfer, mortgage and convey interest without signature of any beneficiary, by deed of record in Instrument No. 20050720-0084124, Register's Office for Davidson County, Tennessee,

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 2331, page 8, amended in Book 3099, page 573, Register's Office for Davidson County, Tennessee.