THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 07-1227

Davidson County DEEDWARR
Recvd: 07/11/07 11:42 2 pgs
Fees:13.00 Taxes:480.63
20070711-0082595

Property Address: 3220 Forest Breeze Drive, Antioch, TN 37013

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Dustin Bilbrey and wife, Sarah Bilbrey**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **Vernon E. Dowlin and Ann E. Dowlin,** _____ hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Antioch, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee being Lot No. 18 on the Plan of Section 1-B, Lake Towne Park, of record in Plat Book 6900, Page 674, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a deed from Wendy F. Storie and Patrick T. Warden and wife, Ragena F. Warden, dated June 29, 2004, and recorded July 12, 2004, in the Register of Deeds for the City of Antioch, County of Davidson, as Document No. 20040712-0082766.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $129,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

SB DB

WITNESS Grantors' hands this 5th day of July, 2007.

_____{Seal}
Dustin Bilbrey

_____{Seal}
Sarah Bilbrey

STATE OF TENNESSEE
CITY OF ANTIOCH, COUNTY OF DAVIDSON

On this the 5th day of July, 2007, before me the undersigned officer, personally appeared Dustin Bilbrey and Sarah Bilbrey, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

KENNETH M. DUBRAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

_____
Notary Public

My Commission expires: Nov. 14th, 2009

Grantees' Name, Address, Phone: + New owner
Vernon E. Dowlin and Ann E. Dowlin
3220 Forest Breeze Drive
Antioch, TN 37013

MAP AND PARCEL NO: 150-10-0-224.00

SEND TAX STATEMENTS TO:

~~3220 DB~~
Bank of America
P.O. Box 9000
Getzville, NY 14068-9000

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $129,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: _____

Subscribed and sworn to before me this 5th day of July, 2007.

_____
Notary Public
My Commission expires: Nov. 14th, 2009

KENNETH M. DUBRAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN