Davidson County DEEDWARR
Recvd: 07/26/07 09:20 3 pgs
Fees:18.00 Taxes:172.05
20070726-0088667

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

WARRANTY DEED

THIS INDENTURE is made and entered into this 24 day of July, 2007, by and between ANNA M. NICHOLS, UNMARRIED, hereinafter called Grantor, and TERRY LOWERY and MARIETTA LOWERY, 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, ANNA M. NICHOLS, UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto TERRY LOWERY and MARIETTA LOWERY, 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 400 28TH STREET, OLD HICKORY, TENNESSEE 37138.

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 this the day and year first above written.

SELLER:

Anna M Nichols
ANNA M. NICHOLS
Signature of Seller

Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, ANNA M. NICHOLS, UNMARRIED, the within named bargainor, 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 Madison, Tn, **this** 24 **day of July, 2007.**

Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

TERRY LOWERY and MARIETTA LOWERY
708 North Chestnut Ct.
Hermitage Tn 37076

Property Address:

400 28TH STREET, OLD HICKORY, TENNESSEE 37138

Person Responsible for Taxes:

Same.

Map & Parcel #: MAP 53-8, PARCEL 120.00

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 **$46500** 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.

T. Lowery
Affiant

Sworn to and subscribed before me, a Notary Public, this 24 day of **July, 2007.**

Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

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

07-8041

EXHIBIT 'A'

Land in Davidson County, Tennessee, being the west part of Lot No. 5, of Block 20 on the Map of Dabbs and Elliott's Subdivision, of record in Book 547, page 127, Register's Office for said County.

Said part of said Lot No. 5 fronts 50 feet on the easterly side of 28th Street and runs back between parallel lines, along the northerly margin of Pitts Avenue 94 fet to a dead line in the rear.

BEING the same property conveyed to JAMES E. NICHOLS, by Quitclaim Deed from James H. Hale and wife, Frances Hale, of record in Book 8545, page 931, Register's Office for DAVIDSON, Tennessee. The said James E. Nichols having since died on 8/20/06, married and testate, and by his Last Will and Testament, probated in the Probate Court For Sumner County, Tennessee Docket No. 2006P-340, the property was devised unto Anna M. Nichols, the Grantor herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (MAP 53-8, PARCEL 120.00).
2. All matters as set forth on the Plat of record in Book 547, page 127, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.