PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 03/25/08 10:59 3 pgs
Fees:18.00 Taxes:2719.50
20080325-0029769

W & I Ref: Title No: 49242

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
John C. Bowers Jr. 3809 Rolland Road Nashville, Tennessee 37205	same

TAX MAP-PARCEL NUMBERS: 10413010801

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$735,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carter Coberley and spouse, Sadie Coberley**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John C. Bowers Jr. ,married** hereinafter called the **Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:**

Land in Davidson County, Tennessee, being the East 65 feet of Lot No. 4 on the Plan of Abraham's Subdivision, as of record in Book 547, page 87, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 4 fronts 65 feet on the South side of Rolland Road and runs back between lines, 225 feet 9 inches on the easterly side and 225 feet, more or less, on the westerly side, to a line in the rear on which it measures 55 feet.

Being the same property conveyed to Carter Coberley and spouse, Sadie Coberly by deed from David Gilbert Toma, unmarried, dated July 25, 2005 and recorded on August 8, 2005 of record in Doc. No. 20050808-0093571, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2008, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Plat Book 547 Page 87, said Register's Office.

This instrument is executed on behalf of Sadie Coberley by Carter Coberley pursuant to a Power of Attorney executed by her/him/them on the 29th day of February, 2008, of record in Instrument No. _ 20080325-0029768 __, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attachec as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as: 3809 Rolland Road, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of March, 2008 .

Carter Coberley
Carter Coberley

Sadie Coberley by Carter Coberley Attorney in Fact
Sadie Coberley By:Carter Coberley, Atty-in-Fact

State of TENNESSEE
County of DAVIDSON

On this 12th day of March, 2008 , before me the undersigned authority, personally appeared **Carter Coberley** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: My Commission Expires May 2, 2011

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $735,000.00

Affiant

Sworn and subscribed before me this 12th day of March, 2008

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

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 , **Carter Coberley** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Sadie Coberley** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 12th day of March, 2008



My Commission Expires: My Commission Expires May 2, 2011

Notary Public

EXHIBIT "A"
To
Warranty Deed

FROM: Carter Coberley and spouse, Sadie Coberley

TO: John C. Bowers Jr. ,married

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

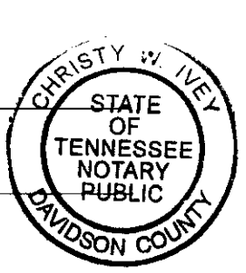
Carter Coberley, Affiant

Sworn to and subscribed before me this

12th day of March, 2008

Notary Public

My Commission Expires:



My Commission Expires May 2, 2011