Prepared by and return to:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $170,000.00

Affiant

Subscribed and sworn to before me, this 16th day of May, 2008

Notary Public
My commission expires: 1/25/10

ANDREW WILEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

02-0805-46043

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Christopher B. Gower 2563 Lakeland Drive Nashville TN 37214	New Owner	95-12-0-096.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Hugh J. Kirkpatrick, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Christopher B. Gower, unmarried, hereinafter called the Grantees, their successors 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 No. 39 and the easterly triangular part of Lot 40, on the Plan of Lakeland, of record in Book 2133, Page 15, Register's Office for said County, to which plan reference is hereby made for a more complete description. Said portion being more particularly described as follows, to-wit:

BEGINNING at a point in the southerly margin of Lakeland Drive, 120 feet east of the common corner of Lots 40 and 41; thence with said Drive, easterly 116.6 feet to a concrete monument, and continuing with said Drive easterly 58.5 feet to another concrete monument at the beginning of a curve; thence around said curve in a southeasterly direction 39.3 feet to a concrete monument in the west margin of Emery Drive; thence southerly with said Drive, 126.6 feet to the common corner of Lots 38 and 39; thence along the line between said lots westerly 140 feet to the corner of Lots 38, 39 and Lot 40; thence northwesterly 152.01 feet to the point of beginning.

Being the same property conveyed to Hugh J. Kirkpatrick, unmarried by deed from Roy D. Gleaves and wife, Dorothy L. Gleaves, dated March 8, 1993, recorded March 12, 1993, of record in Book 8886, Page 427, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of the Grantor nor his spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2563 Lakeland Drive, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 05/22/08 08:43 2 pgs
Fees:13.00 Taxes:629.00
20080522-0052445

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 my hand this 19th day of May, 2008.

Hugh J. Kirkpatrick

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Hugh J. Kirkpatrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 19th day of May, 2008.

State of Tennessee at Large

My Commission expires
1/23/10

