Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

This Instrument Prepared By:
Watauga Title Company, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Huw S. Bower
6131 Marler Rd.
Nashville, Tennessee 37221

SEND TAX BILL TO:
NEW OWNER

MORTGAGEE:

Davidson County DEEDWARR
Recvd: 07/09/08 13:55 3 pgs
Fees:18.00 Taxes:1091.50
20080709-0070617

MAP 156
GROUP
PARCEL 52

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Seth Robinson Dobbs and wife, Nina Dobbs,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Huw S. Bower and wife, Elizabeth J. Bower**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Exhibit A attached hereto.

Being the same property conveyed to Seth Robinson Dobbs and wife, Nina Dobbs by deed from Michael R. Dobbs and wife Nancy T. Dobbs of record in Instr. 20041021-0126950, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2008 and subsequent years.

This is **improved** property known as **6131 Marler Rd., Nashville, Tennessee 37221.**

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 and assigns , forever, and, GRANTORS do covenant with the said GRANTEES that they are lawfully seized 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; and, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs and assigns, against the lawful claims of all persons whomsoever. 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 our hands this the **8th** day of **July, 2008.**

Seth Robinson Dobbs

Nina Dobbs

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Seth Robinson Dobbs and wife, Nina Dobbs,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 8th day of July, 2008.

NOTARY PUBLIC

My Commission Expires: 7.19.2008

G. PHILIP ANDERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $295,000.00.

AFFIANT

Subscribed and sworn to before me on this 8th day of July, 2008.

NOTARY PUBLIC

My Commission Expires: 7.19.2008

G. PHILIP ANDERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Exhibit A

A certain tract or parcel of land in Davidson County, Tennessee, as follows:

A tract of land in the Second Civil District, Nashville, Davidson County, Tennessee as described according to a survey by Daniels & Associates, Inc., dated 02/09/01, Project Number 01-009 (Gregory E. Daniels, TN R.L.S. #1489) and being more particularly described as follows:

Beginning at an existing iron pipe at the southeasterly corner of Stanley R. Pewitt of record in Book 10114, page 214, Register's Office for Davidson County, Tennessee, and proceeding as follows.

1. With said Pewitt N 05 deg. 11'56" W 15.81 feet to an existing iron pin; thence,

2. With the southerly boundary of Mrs. Henry Carter of record in Book 1199, page 571, said Register's Office, N 67 deg. 08' 38" E 146.37 feet to an existing iron pipe; thence,

3. With the southerly boundary of Jeannie Marie Hagan of record in Book 10022, page 276, said Register's Office, N 65 deg. 57' 12" E 145.39 feet to an iron pin set; thence,

4. With the southerly boundary of Fisher C. Bethshears of record in Book 3970, page 773, said Register's Office, N 64 deg. 25' 07" E 147.01 feet to an existing iron pipe; thence,

5. With the westerly boundary of Joseph and Sandy Behling of record as Instrument No. 20000824-0083775, said Register's Office S 00 deg. 27' 22" E 192.63 feet to an existing iron pin; thence,

6. With the northerly right-of-way of Marler Road (width unknown) S 87 deg. 11' 19" W 399.24 feet to an existing iron pin; thence,

7. N 05 deg 23' 38" W 16.97 feet to the point of beginning. Containing 44,205 square feet or 1.01 acres, more or less.