WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/05/08 12:30 2 pg:
Fees:13.00 Taxes:573.50

20080805-0080610

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES: 9-19-09

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires September 19, 2009

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl A. Lankster	Wells Fargo Bank, NA	120-10-032
(NAME) 1260 School Lane	(NAME) One Chase Corporate Center, 1st Floor	
(ADDRESS) Nashville, Tennessee 37217	(ADDRESS) Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jacqualine Masters Bowers, as Personal Representative of the Nannie Louise Sturdivant Bowers Estate and Bobby Lee Sturdivant and Pamela Bowers Auger and Mark Edward Bowers and Jacqualine Masters Bowers, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carl A. Lankster and Frankie Lankster, husband and wife, 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:

Being Lot No. 56, on the Map of Seven Oaks Subdivision, Section IV, as of record in Book 2133, Page 105, Register's Office for Davidson County, Tennessee.

Said Lot No. 56, begins at a point in the Northerly margin of School Lane, the common corner of Lot No. 56, and a right-of-way dedicated for a cemetery entrance; thence Northerly 194 feet along the said right-of-way to a point; thence Southeasterly 217.3 feet to a point in the Westerly margin of Dempsey Place; thence Southwesterly along the margin of Dempsey Place 97.64 feet to appoint, the beginning of a curve; thence 38.37 feet around said curve, for a radius of 25 feet to a point in the Northerly margin of School Lane; thence Westerly along School Lane 152.79 feet to the point of beginning.

Being the same property conveyed to Nannie Louise Bowers, by deed of record in Book 7578, Page 624, Register's Office for Davidson County, Tennessee. Nannie Louise Bowers having since tied testate leaving as sole heirs Jacqualine Masters Bowers, Bobby Lee Sturdivant, Pamela Bowers Auger and Mark Edward Bowers (aka Mark Eugene Bowers) reference Docket #08P276, Davidson County Probate Court.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Bobby Lee Sturdivant by Jacqualine Masters Bowers as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20080805000 80609, in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Pamela Bowers Auger by Jacqualine Masters Bowers as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20080805000 80607, in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Mark Edward Bowers by Jacqualine Masters Bowers as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20080805000 80608, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1260 School Lane, Nashville, TN 37217

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 1st day of August, 2008.

x Jacqualine Masters Bowers
Jacqualine Masters Bowers

x Pamela Bowers Auger by Jacqualine Masters Bowers
Pamela Bowers Auger, by Jacqualine Masters Bowers, her attorney in fact

x Mark Edward Bowers by Jacqualine Masters Bowers
Mark Edward Bowers, by Jacqualine Masters Bowers, his attorney in fact

By: x Jacqualine Masters Bowers
Jacqualine Masters Bowers, as Personal Representative of the Nannie Louise Sturdivant Bowers Estate

x Bobby Lee Sturdivant by Jacqualine Masters Bowers
Bobby Lee Sturdivant, by Jacqualine Masters Bowers, his attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 1st day of August, 2008 before me, personally appeared Jacqualine Masters Bowers as Personal Representative of the Estate of Nannie Louise Sturdivant Bowers, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jacqualine Masters Bowers 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 thepurpose therein contained.

On this the 1st day of August, 2008, before me personally appeared Jacqualine Masters Bowers, the person who executed the foregoing instrument on behalf of Bobby Lee Sturdivant, Pamela Bowers Auger and Mark Edward Bowers and who acknowledged that she executed the same as the free act and deed of the said Bobby Lee Sturdivant, Pamela Bowers Auger and Mark Edward Bowers, through Power of Attorney granted she by the said Bobby Le Sturdivant, Pamela Bowers Auger, and Mark Edward Bowers.

Witness my hand and official seal at Nashville, Tennessee this 1st day of August, 2008.

Commission expires: 2-24-2009

Notary Public

KASEY KELCHNER
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES 02-24-2009
DAVIDSON COUNTY