(1)

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF August, 2008.

Notary Public

MY COMMISSION EXPIRES: 1/22/2009
(AFFIX SEAL)

G-VRE-08-3524

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael R. Nowers	US BANK, N.A. (NAME)	
3524 Crestridge Drive (ADDRESS)	4801 FREDERICA ST. (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	OWENSBORO KY 42301 (CITY) (STATE) (ZIP)	118-14-114.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we CECILIA A. ROCKEY AND HUSBAND, PAUL ROCKEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL R. NOWERS, AN UNMARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 40 ON THE MAP OF LONGVIEW MANOR, SECTIONS ONE AND TWO, AS OF RECORD IN BOOK 1424, PAGE 127, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 40 FRONTS 100 FEET ON THE EAST SIDE OF CRESTRIDGE DRIVE AND RUNS BACK BETWEEN LINES, 199.8 FEET ON THE NORTH LINE AND 181 FEET ON THE SOUTH LINE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 115 FEET.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM CECILIA A. ROCKEY TO CECILIA A. ROCKEY AND HUSBAND, PAUL ROCKEY AS RECORDED ON THE 2ND DAY OF SEPTEMBER, 2005 IN INSTRUMENT NO. 20050902-0105815 AND WARRANTY DEED FROM MARY JANE BARNES ALSO KNOWN AS MARY JANE HARRIS BARNES, EXECUTOR TO CECILIA A. ROCKEY AS RECORDED ON THE 2ND DAY OF SEPTEMBER, 2005 IN INSTRUMENT NO. 20050902-0105813, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 1424L, PAGE 127, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 3524 Crestridge Drive, Nashville, Tennessee 37204
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 08/26/08 15:38 2 pgs
Fees:13.00 Taxes:999.00
20080826-0087691

Witness my/our hand(s) this 25th day of August, 2008.

Cecilia A. Rockey

Cecilia A. Rockey

Paul Rockey

Paul Rockey

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cecilia A. Rockey and Paul Rockey, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of August, 2008.

Mary Frances Rudy

Notary Public

My Commission Expires: 7-24-10

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903