(1)

WARRANTY DEED

Return to:
SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Tonja Barron
State of Tennessee Notary Public
Williamson County
My commission expires November 21, 2012

R-CBB-09-731

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,500.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF June, 2009.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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
Paul Dowell, III	New Owner (NAME)	
731 Myhr Drive (ADDRESS)	(ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	142-14-101.00

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 ALEXANDER FREEMAN AND WIFE, MAKIKO FREEMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PAUL DOWELL, III, AND VICTORIA M. PONDER, HUSBAND AND WIFE, 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 302, HARPETH VALLEY PARK, SECTION 3, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4175, PAGE 15, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ALEXANDER FREEMAN AND WIFE, MAKIKO FREEMAN BY WARRANTY DEED FROM BARBARA HOFSTETTER, A SINGLE PERSON, RECORDED ON THE 5TH DAY OF AUGUST, 2003 IN INSTRUMENT NO. 20030805-0110752, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2008 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 4175, PAGE 15; BOOK 4237; PAGE 179; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 731 Myhr Drive, Nashville, Tennessee 37221
(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.

Witness my/our hand(s) this 26th day of June, 2009.

Alexander Freeman

Makiko Freeman

BILL GARRETT, Davidson County
Trans:T20090044286 DEEDWARR
Recvd: 07/01/09 14:55 2 pgs
Fees:13.00 Taxes:823.25
20090701-0061479

STATE OF Tennessee
COUNTY OF Davidson

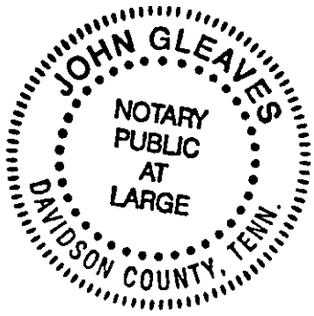
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alexander Freeman and Makiko Freeman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

Witness my hand and official seal, this the 26th day of June, 2009.

_____
Notary Public

My Commission Expires: 7-2470

(SEAL)



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