THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

PICK-UP

BILL GARRETT, Davidson County
Trans:T20090057117 DEEDWARR
Recvd: 08/20/09 13:23 2 pgs
Fees:13.00 Taxes:777.00
20090820-0078515

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***210,000.00.

Darin A. Pavone
Affiant

Subscribed and sworn to before me this 19th day of August, 2009.

Notary Public

My Commission Expires: 9/30/09

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Randolph Dowell 1112 McChesney Avenue Nashville, Tennessee 37216	Wells Fargo Bank, N.A. 401 S. Tryon Street 10th Floor Charlotte, NC 28202	MAP 072-03-0 PARCEL 103.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Ten Thousand and 00/100 Dollars ($***210,000.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Darin A. Pavone, unmarried, and Alan N. Stegmayer, married, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Randolph Dowell and wife, Shani Jackson Dowell, (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. 2 on the Plan of H.G. Hill Resub of Lots 172 thru 175, 178 and 179, Inglewood Place, of record in Plat Book 9700, page 272, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Darin A. Pavone, unmarried, and Alan N. Stegmayer, unmarried, as joint tenants with right of survivorship, by Warranty Deed dated May 21, 2004, from Jack Foster, a married man, of record as Instrument No. 20040520-0059274 in the Register's Office for Davidson County, Tennessee.

This is not nor has it ever been the personal residence of Alan N. Stegmayer or his spouse.

This is improved property known as 1112 McChesney Avenue, Nashville, Tennessee 37216.

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.

GRANTORS 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, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of H.G. Hill Resub of Lots 172 thru 175, 178 and 179, Inglewood Place, of record in Book 9700, page 272, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF we have hereunto set our hands on this the 19th day of August, 2009.

Darin A. Pavone

Darin A. Pavone

Alan N. Stegmayer

Alan N. Stegmayer
(aka Alan Stegmayer)

By: Darin Pavone
Darin Pavone
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal this 19th day of August, 2009.

Mitchell A. Watts

Notary Public

My Commission Expires: 9.30.09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Darin Pavone, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Alan N. Stegmayer (aka Alan Stegmayer) and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Alan N. Stegmayer (aka Alan Stegmayer).

WITNESS my hand and official seal this 19th day of August, 2009.

Mitchell A. Watts

Notary Public

My Commission Expires: 9.30.09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY