WARRANTY DEED

THIS INDENTURE, made and entered into this 30th day of October, 2009, by and between ERIK RYAN HAMMOND, hereinafter called GRANTOR,

and JERRY BOWERS, hereinafter called GRANTEE.

WITNESSETH: That for the consideration hereinafter expressed, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee, the following described real property, to wit:

SITUATED in the County of Davidson County, State of Tennessee, and being known and designated as follows:
Lot 2, on the Plan of Resubdivision of Lot 6 on the Plan of the Resubdivision of Lot 3, Stoners Bend Business Park, as shown of record in Plat Book 7900, Page 815, in the Register's Office of Davidson County, Tennessee, to which specific reference is hereby made, and being more particularly described as follows:
Beginning at the Southwesterly corner of Lot 2 at the Easterly Right-of-Way of Stoners Bend Drive thence with a curve to the left having a central angle of 20 deg. 44 min. 59 sec. and a radius of 619.89 feet, an arc length of 60.00 feet to a point: thence with a curve to the right having a central angle of 36 deg. 56 min. 54 sec., and a radius of 50.00 feet, an arc length of 32.18 feet to a point; thence with a curve to the left having a central angle of 124 deg. 15 min. 24 sec., and a radius of 50.00 feet to a point; thence North 22 deg. 07 min. 28 sec. East 416.88 feet to a point; thence North 38 deg. 59 min. 52 sec. West 54.79 feet to a point; thence North 39 deg. 00 min. 00 sec. East 22.24 feet to a point; thence South 51 deg. 58 min. 49 sec. East 83.04 feet to a point; thence South 05 deg. 32 min. 31 sec. West 552.50 feet to a point; thence South 88 deg. 03 min. 27 sec. East 49.15 feet to a point; thence South 12 deg. 07 min. 33 sec. East 54.00 feet to a point; thence North 80 deg. 22 min. 45 sec. West 245.85 feet to the point of beginning.
BEING THE SAME PROPERTY conveyed to Erik Ryan Hammond by Warranty Deed from Mary Evelyn Binkley, recorded on the 30th day of March, 2005 in Instrument No. 20050330-0034297, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered

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Recvd: 11/03/09 10:41 2 pgs
Fees:13.00 Taxes:740.00
20091103-0101360

except any taxes not yet due but constituting a lien, which are assumed by Grantee;
RESTRICTIONS, EASEMENTS, AND BUILDING SETBACK LINES;
And that the title and quiet possession Grantor warrants and will forever defend against the lawful claims of all persons.

Any reference to recorded instruments is reference to the Register's Office in said County.

THE CONSIDERATION for this conveyance is TEN AND 00/100**Dollars ($10.00) and other good and valuable considerations, the receipt and legal sufficiency and adequacy of which are hereby acknowledged.**

GRANTOR:

Erik Ryan Hammond

STATE OF TENNESSEE, COUNTY OF KNOX:ss

On this 30th day of October, 2009, before me personally appeared Erik Ryan Hammond, to me known (or proved on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

My Commission Expires: 11/7/2010 _____**, NOTARY PUBLIC**

J. NOLAN SHARBEL STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

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STATE OF TENNESSEE, COUNTY OF KNOX:ss
I hereby swear or affirm that to the best of the Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____**, AFFIANT**

SWORN TO AND SUBSCRIBED BEFORE me this 30th day of October, 2009.

_____**, NOTARY PUBLIC**

My Commission Expires: 11/7/10

J. NOLAN SHARBEL STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

RESPONSIBLE TAXPAYER:
Jerry Bowers
~~c/o~~ 9557 Mullins Rd
Arrington TN 37014

PROPERTY ADDRESS:
3366 Stoners Bend Drive
Nashville, Tennessee 37076
FILE NO.: 09-09009
CLT No.: _____
MAIL TAX NOTICES TO:
SAME AS ABOVE.

PROPERTY OWNER:
Jerry Bowers
9557 Mullins Rd
Arrington TN 37014

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THIS INSTRUMENT PREPARED FOR RECORDING BY:
Allied Title Company, 6324 Papermill Drive, Suite D, Knoxville, Tennessee 37919 ##doc-09-09009-WD-JHS.doc

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Record & Return To:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

File No. DSE-09-33606