RECORD AND RETURN TO:
SMITH • CHOLAR • ASSOCIATES • PLLC
316 Conference Drive, Ste. 4
Goodlettsville, TN 37072

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February, 2010.

Notary Public
MY COMMISSION EXPIRES:
File No. G10-0027D

TODD SHORT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20100012271 DEEDWARR
Recvd: 03/02/10 12:41 3 pgs
Fees:18.00 Taxes:314.50
20100302-0015903

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ronald E. Cleveland and Juanita L. Cleveland, husband and wife (NAME)	Regions Bank d/b/a Regions Mortgage (NAME)	42-16-21
104 Gibson Drive (STREET ADDRESS)	2050 Parkway Office Circle (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Glen E. Brower, (a 50% interest), and Glen Brower, Scott Glen Brower, Shawn Nathaniel Brower, and Susan Arnold, The Heirs of Stuart E. Brower, (a 50% interest),**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ronald E. Cleveland and Juanita L. Cleveland, 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:

Land in Davidson County, State of Tennessee, being Lot No. 9 on the plan of PART 2, FINNLAND HEIGHTS, as shown by plat of record in Book 1424, Page 7, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 9 fronts 90 feet on the westerly side of Gibson Drive, (formerly Finn Street) and runs back between parallel lines 155.4 feet on the northerly line and 154.6 feet on the southerly line to a deadline in the rear on which it measures 90 feet.

Being the same property conveyed to Stuart E. Brower and Glen E. Brower by Warranty Deed from Peggy Ulrich, unmarried, as recorded in Record Book 9946, Page 726, Registers Office for Davidson County, Tennessee. Stuart E. Brower having since died Intestate on May 11, 2009. Letters of Administration filed in Case 09P1806, Seventh Circuit Court of Davidson County, Tennessee. The Administrator's authority did not include conveying subject property. Therefore, the Heirs of Stuart E. Brower which include Glen Brower, Shawn Nathaniel Brower, Scott Glen Brower and Susan Arnold are conveying subject property. See Affidavit of Heirship as recorded in Instrument Number 20100302-0015900, Registers Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2009 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

The signature of Scott Glen Brower is signed by his duly appointed Attorney-in-fact Susan Arnold, pursuant to the Power of Attorney recorded in Instrument # 20100302-0015901, said Register's Office.

The signature of Shawn Nathaniel Brower is signed by his duly appointed Attorney-in-fact Susan Arnold, pursuant to the Power of Attorney recorded in Instrument # 20100302-0015902, said Register's Office.

This is improved property, known as 104 Gibson Drive, Madison, TN 37115.

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. 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.

Witness my/our hand(s) this 25th day of February, 2010.

X Glen E Brower — February 25, 2010
Glen E. Brower — Date

THE HEIRS OF STUART E. BROWER

By: X Glen Brower — February 25, 2010
Glen Brower — Date

By: X Susan Arnold — February 25, 2010
Susan Arnold — Date

Scott Glen Brower by Susan Arnold — February 25, 2010
Scott Glen Brower by Susan Arnold, Attorney-in-Fact — Date

X Shawn Nathaniel Brower by Susan Arnold — February 25, 2010
Shawn Nathaniel Brower by Susan Arnold, Attorney-in-Fact — Date

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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 Glen E. Brower , the bargainor(s), 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 25th day of February, 2010.

My Commission Expires: 3/2/10

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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 Glen Brower , the bargainor(s), 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 25th day of February, 2010.

My Commission Expires: 3/20/10

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 Susan Arnold , the bargainor(s), 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 25th day of February, 2010.

My Commission Expires: 3/20/10

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Susan Arnold, Attorney-in-Fact for Scott Glen Brower, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of February, 2010.

My Commission Expires: 3/20/10

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Susan Arnold, Attorney-in-Fact for Shawn Nathaniel Brower, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of February, 2010.

My Commission Expires: 3/20/10

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066