PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Davidson County DEEDWARR
Recvd: 04/16/10 10:57 3 pgs
Fees:18.00 Taxes:1265.40
20100416-0028759

W & I Ref:(DM) Title No: 50448
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Liza T. Trickett 4707 Utah Ave. Nashville, Tennessee 37209	Pinnacle National Bank 211 Commerce Street, Suite 300 Nashville, Tennessee 37201

TAX MAP-PARCEL NUMBERS: 10303022800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$342,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daniel R. Bowers, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Liza T. Trickett, an unmarried woman** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Sylvan Park of record in Book 332, page 104, Register's Office for said County.

Said Lot No. 4 fronts 50 feet on the southerly margin of Utah Avenue and extends back between parallel lines 160 feet to an alley.

Being the same property conveyed to Daniel R. Bowers, single by warranty deed from Thomas R. Zaffore, single, dated Dec. 15, 1993 and recorded on Dec. 21, 1993 of record in Book 9194, page 175, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated Nov. 19, 1998 recorded on Nov. 30, 1998, of record in Book 11224, page 50, said Register's Office, a tenancy by the entirety was created in Daniel R. Bowers and wife, Melody Jennings Bowers. By Quitclaim Deed dated Jan. 28, 2008, recorded on Feb. 19, 2008, of record in Doc. No. 20080219-0015852, said Register's Office, Melody Jennings Bowers conveyed her interest in subject property to Daniel R. Bowers.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2010, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 332 Page 104, said Register's Office.

This is improved property, known as: 4707 Utah Avenue, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of April, 2010.

Daniel R. Bowers

State of TENNESSEE
County of DAVIDSON

On this 15th day of April, 2010 , before me the undersigned authority, personally appeared Daniel R. Bowers, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $342,000.00

Affiant

Sworn and subscribed before me this the 15th day of April, 2010

My Commission Expires: 1/3/11

Notary Public

JOHN COBB ROCKFORD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Tara Steward, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tara Steward

Notary's Signature

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 8/23/11