This space for Register's Office:

BILL GARRETT, Davidson County
Trans:T20100081155 DEEDWARR
Recvd: 12/28/10 09:08 3 pgs
Fees:18.00 Taxes:173.90
20101228-0102459

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
565 Willow Hill Circle #3
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Paul B. Evans, et al
3942 East Ridge Drive
Nashville, TN 37211

SEND TAX BILLS TO:
Guaranty Trust Company
316 Robert Rose Drive
Murfreesboro, TN 37129

Map & Parcel No. 148.14-0-23.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Billy Ray Gowen, Edith Nell Gowen Rowland, Wilson Thomas Gowen, Jerry Allen Gowen, Vickie Lorriane Gowen and Kenneth Ray Moore,** hereinafter called the **Grantors**, do hereby convey unto **Paul B. Evans, a single man and Larry G. Evans, married,** hereinafter called the **Grantees**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as: **Being Lot No. 112, Section II, Locustwood, of record in Book 2331, Page 147, Register's Office for said County.**

Said Lot No. 112 fronts 75 feet on the east side of East Ridge Drive and runs back 223 feet on the north line and 223.2 feet on the south line, to a dead line in the rear measuring 75 feet thereon.

Being the same property conveyed to Thomas H. Gowen and Verna May B. Gowen on July 8, 1968 as of record in Deed Book 4264, Page 106, Register's Office for Davidson County, Tennessee. The said Thomas H. Gowen passed away on December 7, 1993, title thereby vesting in Verna May B. Gowen. Verna May B. Gowen subsequently quitclaimed her interest in the subject property to Billy Ray Gowen, Edith Nell Gowen Rowland, Wilson Thomas Gowen, Jerry Allen Gowen, Vickie Lorriane Gowen and Kenneth Ray Moore, reserving a life estate unto herself, by Quitclaim Deed of record in Instrument No. 20001005-0099091, Register's Office for said County. The said Verna May B. Gowen has subsequently passed away.

The document is being executed pursuant to Powers of Attorney being recorded simultaneously herewith, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances and health department regulations that may affect the premises.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantees 2) All restrictions of record 3) All easements of record 4) All visible easements 5) All

matters appearing on the plat of record; 6) All applicable government and zoning regulations; 7) If the property is supplementally assessed due to any improvements or changes in tax base, Grantee shall be responsible for any additional taxes due. 8) Grantor shall be responsible for any rollback taxes.

This is improved property known as: 3942 East Ridge Drive, Nashville, TN 37211

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

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(s) COVENANT(s) with the said Grantee that Grantor is lawfully seized 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(s) FURTHER COVENANT(s) and bind 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.

And we do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23rd day of December, 2010.

Billy Ray Gowen

Jerry Allen Gowen By Billy Ray Gowen

Wilson Thomas Gowen / By Billy Ray Gowen

Edith Nell Gowen Rowland By Billy R Gowen

Wilson Thomas Gowen

Billy Ray Gowen

Vickie Lorriane ~~Gowen~~ Nicholson by Billy Ray Gowen, her Attorney in Fact

Edith Nell Gowen Rowland by Billy Ray Gowen, her Attorney in Fact

Vickie Lorriane Gowen Nicholson

~~Kenneth Ray Moore, II~~ by Billy Ray Gowen His Attorney in Fact

Kenneth Ray Moore II By Billy Ray Gowen

~~Wilson Thomas Gowen~~ by Billy Ray Gowen His Attorney in Fact

Vickie Lorriane Gowen Nicholson By Billy Ray Gowen

STATE OF Tennessee
County of Rutherford

BEFORE ME, the undersigned authority, on this day personally appeared Billy Ray Gowen known to me to be the person whose name is subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that he executed the same for the purposes and consideration therein expressed, and acknowledged the same to be his free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 23rd day of December, 2010.

BERLY R. HARGROVE
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

Notary Public in and for the
State of Tennessee
My Commission Expires: 6/18/12

State of Tennessee
County of Rutherford

On this 23rd day of December, 2010, before me personally appeared Billy Ray Gowen who executed the foregoing instrument on behalf of Jerry Allen Gowen, Vickie Lorriane Gowen Nicholson, Edith Nell Gowen Rowland, Wilson Thomas Gowen and Kenneth Ray Moore, II and acknowledged that he executed the same as the free act and deed of Jerry Allen Gowen, Vickie Lorriane Gowen Nicholson, Edith Nell Gowen Rowland, Wilson Thomas Gowen and Kenneth Ray Moore, II through Powers of Attorney granted him by all parties stated herein.

Notary Public in and for the
State of Tennessee My commission expires 6/18/12

KIMBERLY R. HARGROVE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF Tennessee
COUNTY OF Rutherford
AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $47,000

Affiant

Sworn and subscribed before me on December 23, 2010.

Notary Public

My Commission Expires : 6/18/12

KIMBERLY R. HARGROVE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY