BILL GARRETT, Davidson County
Trans:T20110017322 DEEDWARR
Recvd: 03/24/11 12:45 3 pgs
Fees:18.00 Taxes:961.26
20110324-0022862

WARRANTY DEED

THIS INDENTURE, made and entered into this 22nd day of March, 2011, by and between **HUW S. BOWER AND ELIZABETH J. BOWER, HUSBAND AND WIFE**, party of the first part, and George Widuch and wife, Sharon T. Widuch party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the Second Civil District, Nashville, County of Davidson, State of Tennessee as described according to a survey by Daniels & Associates, Inc., dated 02/09/01, Project Number 01-009 (Gregory E. Daniels, TN R.L.S. #1489):

Beginning at an existing iron pipe at the Southeasterly corner of Stanley R. Pewitt of record in Book 10114, Page 214, Register's Office for Davidson County, Tennessee, and proceeding as follows.

1. With said Pewitt N 05 deg. 11'56"W 15.81 feet to an existing iron pin; thence,

2. With the Southerly boundary of Mrs. Henry Carter of record in Book 1199, Page 571, said Register's Office, N 67 deg. 08'38" E 146.37 feet to an existing iron pipe; thence,

3. With the Southerly boundary of Jeannie Marie Hagan of record in Book 10022, Page 276, said Register's Office, N 65 deg. 57' 12" E 145.39 feet to an iron pin set; thence,

4. With the Southerly boundary of Fisher C. Bethshears of record in Book 3970, Page 773, said Register's Office, N 64 deg. 25' 07" E 147.01 feet to an existing iron pipe; thence,

5. With the Westerly boundary of Joseph and Sandy Behling of record at Instrument No. 20000824-0083775, said Register's Office S 00 deg. 27' 22" E 192.63 feet to an existing iron pin; thence,

6. With the Northerly right-of-way of Marier Road (width unknown) S 87 deg. 11' 19" W 399.24 feet to an existing iron pin; thence,

7. N 05 deg. 23' 38" W 16.97 feet to the point of beginning. Containing 44,205 square feet or 1.01 acres, more or less.

Being the same property conveyed to Grantors, by virtue of Warranty Deed recorded at Instrument Number 20080709-0070617 in the Register's Office for 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 said party of the second part, their heirs and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for:

All matters of record, including without limitation, all real property taxes, not yet due and payable, which grantee hereby assumes and agrees to pay; restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of record ; all in said Register's Office.

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 party of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

THE CONSIDERATION for this conveyance is as follows: Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

HUW S. BOWER

ELIZABETH J. BOWER

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, HUW S. BOWER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 9th day of February, 2011.

Notary Public

My commission expires:
March 18, 2012

ALICIA B. SCHNABEL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, ELIZABETH J. BOWER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 9th day of February, 2011.

Notary Public

My commission expires:
March 18, 2012

ALICIA B. SCHNABEL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF Tennessee

COUNTY OF Williamson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $259,800.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 22nd day of March, 2011.

Debra A. Hanahan
Notary Public

My commission expires:

9/15/2013



(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

PROPERTY ADDRESS: 6131 Marler Road, Nashville, TN 37221

MAIL TAX NOTICES TO: George Widuch & Sharon T. Widuch
650 Netherlands Drive
Hermitage, TN 37076

NAME AND ADDRESS OF PROPERTY OWNERS: George Widuch & Sharon T. Widuch
650 Netherlands Drive
Hermitage, TN 37076

TAX PARCEL NO.: 15600005200

Prepared By:

William N. Griffin, Jr., Atty
Griffin, Clift, Everton & Thornton, PLLC
6489 Quail Hollow Road, Ste 100
Memphis, TN 38120

Return To:

Lehman Title & Escrow, LLC
6 Cadillac Drive, Suite 190
Brentwood, TN 37027