This Instrument Was Prepared By:

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BILL GARRETT, Davidson County
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20120328-0026507

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

Affiant

Subscribed and sworn to before me, this ___ day of March, 2012.

Notary Public

My Commission Expires: My Commission Expires MAY 5, 2015

ADDRESS NEW OWNER:

Tyree Bowers et ux., Linda B. Bowers
129 Hodge Court
Nashville, Tennessee 37218

SEND TAX BILLS TO:

SAME

MAP-PARCEL NUMBERS:

Map 58-11
Parcel 114

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by **TYREE BOWERS and wife, LINDA B. BOWERS**, (hereinafter referred to as GRANTEES), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **KENSI C. WILSON, married, as the sole heir at law of KENNETH CRAWFORD**, (hereinafter referred as to as GRANTOR), have bargained and sold, and by these presents do transfer, convey, release and forever transfer to the GRANTEES, their heirs and assigns all rights, title, claim or demand of GRANTOR in a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto lying and being in Davidson County, Tennessee, and more particularly described as follows:

> Being lot(s) 154, as shown on the map entitled Section 2, Royal hills, of record as Plat book 4660, page 122, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Said Lot No. 154 fronts 36.5 feet on the southwesterly margin of Hodge Court and extends back 155.76 feet on the northerly line and 154.32 feet on the southeasterly line to a dead line in the rear measuring 146.39 feet thereon.
>
> Being the same property conveyed to Kenneth Crawford et ux., Everleaner R. Crawford, by deed from James Hale and wife, Mary Frances Hale, of record in Book 5297, page 958, dated June 9, 1978, said Register's Office. The said Everleaner R. Crawford having since died, leaving Kenneth Crawford as the surviving tenant by the entireties. The said Kenneth

Crawford having since died leaving Kensi C. Wilson as his heir at law as evidenced by that certain Affidavit(s) of Heirship of record as Instrument No(s). 20120328000 26505 & 20120328000 26506 said Register's Office.

This is improved property commonly known as 133 Hodge Court, Nashville, Tennessee 37218.

This conveyance is subject to:

(1) Davidson County taxes for 2012, Map-Parcel 058-11-0-114;

(2) Matters shown on the Plan of record as Plat Book 4660, page 122, said Register's Office; and

(3) Restrictive Covenants contained in instrument of record as Book 4950, page 530, said Register's Office.

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, GRANTOR does covenant with the said GRANTEES that she 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; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the 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 our hands, this 27th day of March, 2012.

Kensi C Wilson

KENSI C. WILSON
Sole Heir and Next of Kin of KENNETH CRAWFORD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned notary public in and for said County and State, the within named KENSI C. WILSON, the Sole Heir and Next of Kin of KENNETH CRAWFORD, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument (Warranty Deed) for the purposes therein contained.

WITNESS my hand and official seal at office in Nashville, Davidson County, Tennessee, this 27th day of March, 2012.

LENARD A. HINRICH, SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires: My Commission Expires MAY 5, 2015