This Instrument Prepared By:
DANCE, DANCE & LANE
Attorneys at Law
3200 West End Avenue, Suite 101
Nashville, TN 37203

Send Tax Bills To:
William J. Owens
2009 Jones Avenue
Nashville, TN 37207

Map-Parcel Numbers
12D-02415
71-8-384

New Owner Is:
William J. Owens
2009 Jones Avenue
Nashville, TN 37207

BOOK 10119 PG 818

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is exempt - TCA § 67-4-409(a)(3)(B) and (E).

AFFIANT

Subscribed and sworn to before me this 11th day of July, 1996.

NOTARY PUBLIC

My Commission Expires: _____

96 APR 12 PM 2:17

IDENTIF. & REFERENCE

0203116

WARRANTY DEED

In fulfillment of the orders of the domestic relation Court in the case styled REGINA D. OWENS, Plaintiff, v. WILLIAM J. OWENS, Defendant, No. 90D-552, in the Fourth Circuit Court Davidson County Tennessee, and other good and valuable considerations all of which are hereby acknowledged, I, Regina D. Owens, unmarried, hereinafter referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto the said William J. Owens, hereinafter referred to as Grantee, his heirs and assigns, that certain tract or parcel of land in County of Davidson, State of Tennessee, described as follows, to-wit:

Being Lot No. 109 on the Plan of Joywood Heights, Section 1, as recorded in Book 1130, Page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 109 fronts 60' on the easterly side of Jones Avenue and extends back 152.2' on the southerly line and 150.5' on the northerly line to a line in the rear which is a broken line measuring 78.8' thereon.

Being property conveyed to William J. Owens and wife, Regina D. Owens by deed from Edward B. Morgan and wife, Mary A. Morgan of record in Book 5039, Page 143, Register's Office for Davidson County, Tennessee.

This is improved property known as 2009 Jones Avenue, Nashville, Tennessee 37207.

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, his heirs and assigns, forever.

I, the Grantor, do covenant with the said Grantee that I am lawfully seized and possessed of said tract and parcel of land in fee simple, and have a good right to convey the same and that the same is unencumbered except easements and restrictions shown in the Plan of Record in Book 1130, Page 91 said Register's office, Deed of Trust of record in Book 4810, Page 761 said Register's office, and, 1996 real estate taxes which Grantee shall pay in full.

I, the Grantor, do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title to the said tract or parcel of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 11th day of July, 1996.

Regina D. Owens
REGINA D. OWENS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, REGINA D. OWENS, unmarried, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 11th day of July , 1996.

Richard Vaus
NOTARY PUBLIC

My Commission Expires: 01/25/97