BOOK 10187 PG 854

Name & Address New Owner:

PAUL D. BOWMAN
PATSY D. BOWMAN
3824 Brick Church Pike
Nashville, TN 37207

Send Tax Bills to:

SAME AS NEW OWNER

Tax Map and Parcel Nos.
Map 41
Parcel No. 42

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.
96 SEP 11 PM 1:50

IDENTIF. & REFERENCE
0224077

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100--- ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **JESUS F. TIRAO AND WIFE, LYNDA O. TIRAO,** the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **PAUL D. BOWMAN AND WIFE, PATSY D. BOWMAN,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land located in **DAVIDSON** County, Tennessee and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land together with all and singular easements, appurtenances, heriditaments, estate, title and interest thereto belonging or in any way appertaining to the said Grantees, their successors and assigns in fee simple forever.

GRANTORS do hereby covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except for taxes for the year 1996; Restrictive covenants contained in instrument of record in Deed Book 5331, Page 196, Book 5244, Page 493 and Book 2745, Page 409; TVA easement for Power lines of record in Book 2810, Page 86, all of record in the Register's Office for Davidson County, Tennessee.

GRANTORS do further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantees, their successors 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 the 6th day of September, 1996.

Jesus F. Tirao by R.E.W.
Jesus F. Tirao

Lynda O. Tirao by R.E.W.
Lynda O. Tirao

BY: (I) Robert E. W. Lineberger
Atty-in-Fact

EXHIBIT "A"

LAND IN THE 2ND CIVIL DISTRICT (formerly the 10TH AND 12TH CIVIL DISTRICTS) OF DAVIDSON COUNTY, TENNESSEE and being described in part according to a survey by John B. Rainey, Surveyor #823, dated October 6, 1977 and known as Job No. 77-344, as follows:

BEGINNING at an iron pin on the westerly margin of Brick Church Pike, said iron pin being N 8 deg. 26' E. 925.0' from the northeast corner of the Jerry Crecelius property of record in Deed Book 4451, Page 519, Register's Office for Davidson County, Tennessee; thence leaving the margin of said Brick Church Pike, N. 81 deg. 53' W. 1349.46' to an iron pin; thence S. 8 deg. 26' W. 200.0' to an iron pin; thence N. 81 deg. 53' W. 982.11' to an iron pin in line of the C. W. Cone land of record in Deed Book 1847, Page 522, Register's Office for Davidson County, Tennessee; thence with Cone's line N. 5 deg. 00' E and passing Cone's line at 228.93' in all 359.45' to an iron pin; thence S. 82 deg. 53' E. 2353.68' to an iron pin on the westerly margin of Brick Church Pike; thence with the margin of said Brick Church Pike S. 8 deg. 26' W. 200.00' to the point of beginning, containing 14.21 acres, more or less.

Being the same property conveyed to Jesus F. Tirao nd wife, Lynda O. Tirao by deed from Jack A. Booher and wife, Charlotte Joann Booher of record in Book 5331, Page 196, Register's Office for Davidson County, Tennessee.

INCLUDED in the above description is an permanent TVA Power line easement of record in Book 2810, Page 86, Register's Office for Davidson County, Tennessee, and this conveyance is made subject to said Easement as well as restrictive covenants as set out in deed of record in Book 5331, Page 196,* Register's Office for Davidson County, Tennessee , and Book 5244, Page 493 and Book 2745, Page 409, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 3824 Brick Church Pike, Nashville, TN 37207

STATE TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of September, 1996, before me personally appeared Robert E. W. Lineberger, to me known to be the person who executed the foregoing instrument and on behalf of Jesus F. Tirao and wife, Lynda O. Tirao, and who acknowledged that he executed ~~the~~ same as the free act and deed of the said Jesus F. Tirao and wife, Lynda O. Tirao.

Witness my hand and official seal at Goodlettsville, Tennessee, this 6th day of September, 1996.

My Commission expires:
5/23/98

Deanie L. Gregory
Notary Public

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Paul D Gowman
Affiant

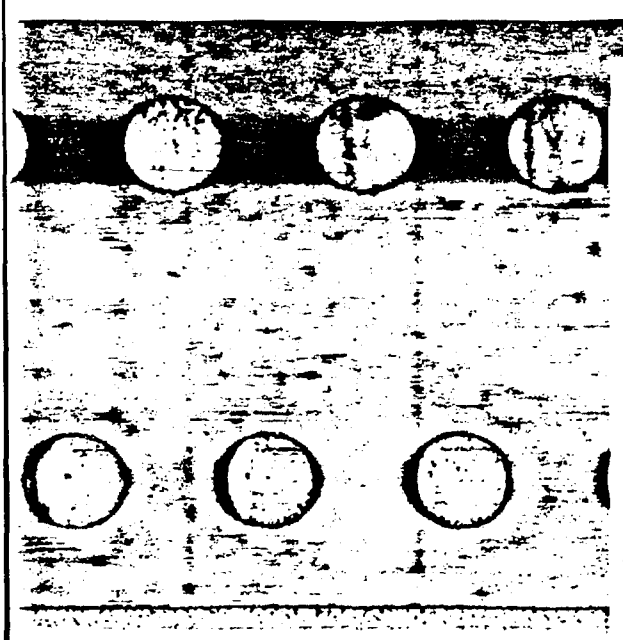
Sworn to and subscribed before me
this the 6th day of September, 1996.

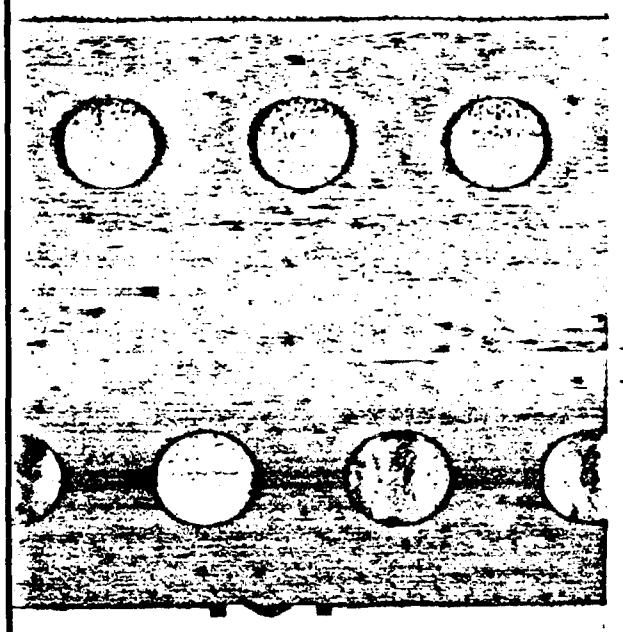
Deanie L. Gregory
Notary Public
My Commission expires: 5/23/98

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY, ATTORNEY
GREATER NASHVILLE TITLE & CLOSING COMPANY
223 MADISON STREET, S. 102
MADISON, TN 37115

mail

7222 09/11 0101 03CHECK 753.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10187 PG 857

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				200000.00
			CON TX	740.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	753.00
			CHECK	753.00
09/11/96	01		13:57 0001	7222

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0224077
IDENTIF. ↑ REFERENCE

96 SEP 11 PM 1:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1029687