3

BOOK 10312 PG 813

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,000.00

Minnie L Bowden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF December 19 96

Judy Bernal
Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

JUDY BERNAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
1187 Vultee Boulevard, Nashville, TN 37217

TCB-CASH 96-751

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Minnie Bowden	Minnie Bowden	MAP 162-1-A
(NAME)	(NAME)	
411 Hickory Glade Drive	411 Hickory Glade Drive	PARCEL 12
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Chester Nowlen and wife, Janis Gale Nowlen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Minnie Bowden, an unmarried person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 12 on the Plan of Phase I, Hickory Glade of record in Plat Book 6250, page 889, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete and accurate legal description.

Being the same property conveyed to Chester Nowlen and wife, Janis Gale Nowlen by Deed from Alice Faye Williams, of record in Deed Book 8959, Page 576, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6824, page 929 , Deed Book 6898, page 896, Deed Book 6824, page 952, Deed Book 6898, page 919, Deed Book 6898, page 920, Deed Book 6957, page 473 and Deed Book 6878, page 390, Register's Office for said County.

This conveyance is subject to Deed of Conveyance to Metro for sewer of record in Deed Book 7097, page 92, Register's Office for said County.

This conveyance is subject to Deed of Conveyance to Metro for water main of record in Deed Book 7097, page 130, Register's Office for said County.

This conveyance is subject to o Quitclaim Deed for Open Space & Roadways to HOA of record in Deed Book 6898, page 921 and re-recorded in Deed Book 6899, page 568, Register's Office for said County.

This conveyance is subject to Easement from HOA to Homeowner of record in Deed Book 8058, page 790, Register's Office for said County.

CONTINUED

unimproved ( )
This is improved (X) property, known as 411 Hickory Glade Drive, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand s this 23rd day of December 19 96

Chester Nowlen

Janis Gale Nowlen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10312 PG 814

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chester Nowlen and wife, Janis Gale Nowlen

the bargainor s with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 23rd day of December, 1998.

Commission expires 9/18/99

Notary Public

RUBY BERNAL NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE LARGE

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

RETURN TO:
TITLE CONNECTION, INC.
1187 Vultee Boulevard
Nashville, Tennessee 37217

MARY FRANCES RUDY
ATTORNEY - AT - LAW

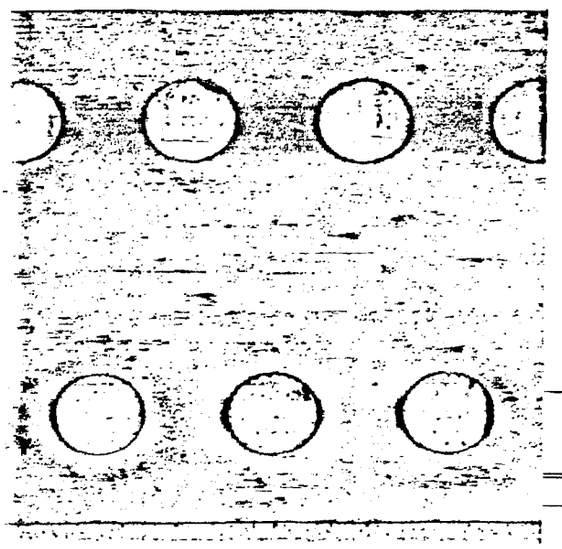
LEGAL DESCRIPTION CONTINUATION

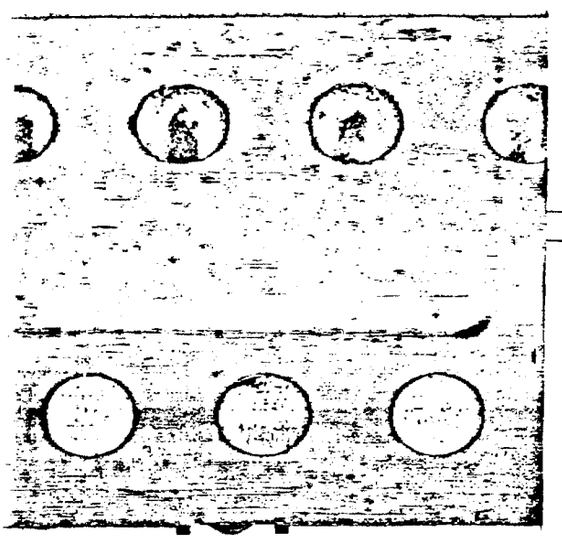
This conveyance is subject to Declaration and Amendment and statement of Easement of record in Deed Book 7959, page 869, Register's Office for said County.

This conveyance is subject to Storm Water Detention Agreement of record in Deed Book 6796, page 991, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

97 JAN -7 AM 8:33
DAVIDSON COUNTY, TN.
IDENTIF. & REFERENCE
96026096
2634 01/07 0101 03CHECK 297.90





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10312 PG 816

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 77000.00
				CON TX 284.90
				PRFEE 1.00
				WDEED 12.00
				TOTAL 297.90
				CHECK 297.90
01/07/97	01	08:34	0001	2634

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. # REFERENCE 0262096

97 JAN -7 AM 8:33

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 1105169