58

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

BOOK 10512 PG 771

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 126,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June, 19 97

Notary Public

MY COMMISSION EXPIRES: August 20, 2020
(AFFIX SEAL)

WILLIAM DONALD BARRETT NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 1404 Hazelwood Drive, Suite 101, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerald A. Bowman	ET Mortgage Co.	
(NAME)	(NAME)	
313 Ashgrove Drive	2974 LBJ Freeway, Suite 200	5
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Dallas, TX 75234	141
(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, John M. Hill and wife, Mary S. Hill

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gerald A. Bowman and wife, Patricia M. Bowman

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 Lot No. 29 on the Plan of Hickory Valley Section 2-A of record in Plat Book 4300, Page 111, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to John M. Hill and wife, Mary B. Hill by deed of record in Book 9476, Page 683, Register's Office for Davidson County, Tennessee.

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

9545 07/01 0101 03CHECK 477.05

0321772
IDENTIF. ↑ REFERENCE

97 JUL -1 PM 12:46
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 313 Ashgrove Drive, Nashville, TN 37211
(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 hands this 27th day of June, 19 97

John M. Hill

Mary S. Hill

DCTN01WC

STATE OF TENNESSEE

BOOK 1512 PG 772

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John M. Hill and wife, Mary S. Hill

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

Smyrna, Tennessee, this 27th day of [illegible] 19 97.

Commission expires August 20, 2020

Public

CARRIE A. CAMERON NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF

Before me, Notary Public within and for the State and County aforesaid, personally appeared and 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

DCTN01WC

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

RECEIVED OF _____

FOR _____

BOOK 10512 PG 773

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 126500.00
CON TX 468.05
PRFEE 1.00
WDEED 8.00
TOTAL 477.05
CHECK 477.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 12344 0001 9545

97 JUL -1 PM 12:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE 0321772

No. 1169329