0348913

IDENTIF. & REFERENCE

BOOK 10609 PG 993

MAIL ENV.

After Recording Return To:
Title Enterprises Service Co..
3354 Perimeter Hill Drive, Suite 114
Nashville, TN 37211

97 SEP 16 AM 10:07

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

----------SPACE ABOVE THIS LINE FOR RECORDING INFORMATION----------

9021 09/16 0101 03CHECK 475.50

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Reginald B. Edwards and wife, Deborah B. Edwards,** (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **Frederick Bowden and wife, Tracey Bowden** (hereinafter referred to as "Grantees") his heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

See Exhibit A for Property Description

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

Witness our hands this 31 day of July, 1997

Reginald B. Edwards

Deborah B. Edwards

Deborah B. Edwards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Reginald B. Edwards and wife, Deborah B. Edwards,** the within named bargainors, to me personally known (or proved to me on the basis of satisfactory evidence) to be the persons named in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal this 31st day of July, 1997.

Grant B. Stockton
Notary Public

OFFICIAL SEAL
GRANT B. STOCKTON
NOTARY PUBLIC - TENNESSEE
DAVIDSON COUNTY
My Comm. Expires May 28, 2000

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

$ 125,000.00

The actual consideration or value, whichever is greater, for this transfer is ~~$68,500.00~~ which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Lola A Taylor
Affiant

Subscribed and sworn to before me this 31st day of July, 1997.

Grant B. Stockton
Notary Public

My Commission Expires: _____

OFFICIAL SEAL
GRANT B STOCKTON
NOTARY PUBLIC TENNESSEE
DAVIDSON COUNTY
My Comm. Expires May 28, 2000

THIS INSTRUMENT PREPARED BY:

Title Enterprises Service Co.
3354 Perimeter Hill Drive, Suite 114
Nashville, TN 37211

MAP AND PARCEL NUMBERS: Map 162 Group ____ Parcel 031.00

ADDRESS NEW OWNER:

Frederick & Tracey Bowden
5090 Blue Hold Road
Antioch, TN 37013

SEND TAX BILLS TO:

America's Wholesale Lender
155 North Lake Avenue
Pasadena, CA 91109

EXHIBIT "A"

Land in Davidson County, Tennessee, located in the 5th Civil District, more particularly described as follows:

BEGINNING at an iron pin, said pin being located in the north boundary line of the Interstate Highway to Chattanooga, which said iron pin is 73 feet from a monument that marks the intersection of the boundary line of Interstate Highway and the east boundary line of Blue Hole Road; thence running south, 83 degrees, 50' east 183, feet to an iron pin; thence running north 87 degrees 59' east, 83 feet to an iron pin in a fence row; thence running north 10 degrees 50' east, 115 feet with a fence to an iron pin at a corner post; thence running south 86 degrees 15' east, 140 feet to the center of Mill's Creek; thence running with the center of Mill's Creek in a southeasterly direction to the center of said creek where the north boundary line of Interstate Highway intersects; thence running north 56 degrees west, 270 feet to a point along the north right-of-way line of said Interstate Highway; thence continuing 300 feet with said northern boundary line of the said Interstate Highway to a concrete marker; thence north 8 degrees 12' east, 53.3 feet with the said boundary line of the Interstate right-of-way to a concrete marker; thence north 50 degrees 30' west with said boundary line of Interstate Highway, 299 feet to the point of beginning.

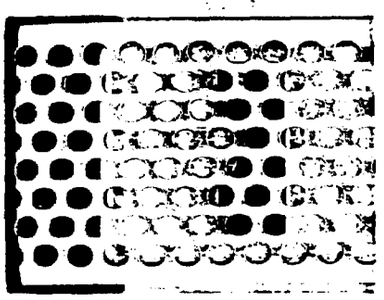
Being the same property conveyed to Reginald B. Edwards and wife, Deborah B. Edwards from Troy Rippetoe and wife, Peggy Jo Rippetoe by deed dated July 7, 1992 and recorded July 9, 1992 in Book 8671, page 937, in the Register's Office for Davidson County, Tennessee.

Subject to a Lease Agreement for Sign of record in Book 7899, page 470, Register's Office for said County.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10609 PG 996

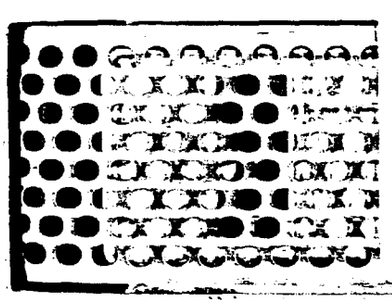
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
125000.00
CON TX 462.50
PRFEE 1.00
WDEED 12.00
TOTAL 475.50
CHECK 475.50

09/16/97 01 10:09 0001 9021

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



034893
IDENTIF. & REFERENCE

97 SEP 16 AM 10:07
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1198451

VOID

BOOK 10609 PG 997

BOOK 10609 PG 998

BOOK 10609 PG 999

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