Re Record Adding Legal Description

7M1106102

6

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STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $ 21,000

Affiant

Subscribed and sworn to before me, this 13 day of November, 1998.

My commission expires AT LARGE

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

My Commission Expires
June 18, 2002

WARRANTY DEED

RE-RECORD BOOK 11297 PAGE 570

Address of New Owner & Send Tax Bills to:	Prepared By: Linda R. Kosack, Atty. 8109 Wikle Road, East Brentwood, TN 37027
4753 TERRAGON TRAIL ANTIOCH, TN 37013	Return To: TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no.

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

TED ROWE AND JOYCE ROWE, HUSBAND AND WIFE

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

DON BOWDEN AND PHYLLIS BOWDEN, HUSBAND AND WIFE

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

See Appendix A

Property Address: 4753 TERRAGON TRAIL, ANTIOCH, TN 37013

0536864
IDENTIF. & REFERENCE
RE-RECORD
99 JAN 14 AM 10:22
REGISTER
DAVIDSON COUNTY, TN.

2854 01/14 0101 03CHECK 14.00

1068 11/24 0101 03CHECK 125.70

0516344
IDENTIF. & REFERENCE
98 NOV 24 AM 10:14
REGISTER
DAVIDSON COUNTY, TN.

This conveyance is made subject to:

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1. 19___ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book _____, page _____, Register's Office for said County.

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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 13 day of November, 1998.

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Ted H Rowe

Joyce E. Rowe

State of Tennessee
County of Davidson

On this 13 day of November, 1998, before me personally appeared Ted H Rowe and Joyce E Rowe to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal,
My Commission expires:

JAMI M. CRAWLEY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE

My Commission Expires
June 18, 2002

Notary Public

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.

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EXHIBIT "A" - LEGAL DESCRIPTION

TN1I06102

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 87 ON THE PLAN OF TERRAGON TRAILS, SECTION 5, 2ND REVISION, OF RECORD IN BOOK 5200, PAGE 18, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO TED H. ROWE AND WIFE, JOYCE E. ROYCE BY SPECIAL WARRANTY DEED FROM U.S. DEPARTMENT OF VETERAN'S AFFAIRS DATED MARCH 27, 1991 AND RECORDED IN BOOK 8322, PAGE 633, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.