WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,900.00

X Peggy J. O'Neal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February 19 99

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE Exp. 11/27/1999

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peggy J. O'Neal (NAME)	SAME (NAME)	MAP 103-02-B
510 Bellmore Place (ADDRESS)	(ADDRESS)	PARCEL 3 CO
Nashville, Tennessee 37209 (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, Paul Jason Bowlds, married and wife, Brandi F. Bowlds

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peggy J. O'Neal, unmarried

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. 3 on the Revised Plan of Bellmore Place, of record in Plat Book 6200, page 808, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description thereof.

Being the same property covneyed to Paul Jason Bowlds, unmarried by deed from Clinton Steven Higham, unmarried and Ruby Lea Higham, married, of record in Book 10464, page 104, said Regisetr's office. **

This conveyance is subject to (a) 1999 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 6200, page 808, said Register's Office; and (c) restrictive covenants of record in Book 7725, page 234, Book 8199, page 241, Book 8256, page 354 and Book 8979, page 239, said Register's Office.

** Paul Jason Bowlds has since married. Brandi F. Bowlds joins in executing this deed to convey any marital interest she may have in subject property.

unimproved ( )
This is improved (X) property, known as 510 Bellmore Place, Nashville, Tennessee 37209
(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 my hand this 25th day of February 19 99

Paul Jason Bowlds by Delores Ratcliff Attorney-In-Fact
Paul Jason Bowlds

+ Brandi F Bowlds by Delores Ratcliff, Attorney-In-Fact
Brandi F. Bowlds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul Jason Bowlds, married the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of February 19 99.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of February, 1999, before me personally appeared Delores Ratcliff to me knwon to be the person who executed the foregoing instrument on behalf of Paul Jason Bowlds and Brandi F. Bowlds and acknowledged that she executed the same as the free act and deed of Paul Jason Bowlds and Brandi F. Bowlds.

Witness my hand and seal this 25th day of February, 1999.

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE Exp. 11/27/1999

_____
Notary Public

0553752
IDENTIF. → REFERENCE
99 FEB 26 AM 10:51
REGISTER
COUNTY, TN.
0080 02/26/99 0101 02CHECK 36

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11357 PG. 883

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0553752
IDENTIF. & REFERENCE

99FEB26 AM 10:52
REGISTER
DAVIDSON CO. TN.

CAMT	
	100900.00
CON TX	373.33
PRFEE	1.00
WEED	8.00
CFEE	2.00
TOTAL	384.33
CHECK	384.33

02/26/99 01 10:50 0001 0890

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1430092