BOOK 11385 PG. 101

FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER FOR THIS TRANSFER IS $ 138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th DAY OF March 19 99

Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mitchell E. Davis	Columbia National, Incorporated	MAP 162
(NAME)	(NAME)	
5090 Blue Hole Road	P.O. Box 3050	PARCEL 31
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Columbia, MD 21045-6050	
(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, Frederick Bowden and wife, Tracey Bowden

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mitchell E. Davis, 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, 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 Mills' Creek in a southerly 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.

CONTINUED

unimproved ( )
This is improved (X) property, known as 5090 Blue Hole Road, Antioch, TN 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 5th day of March, 19 99

Frederick Bowden
Frederick Bowden

Tracey Bowden
Tracey Bowden

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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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 Frederick Bowden and wife, Tracey Bowden

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 Nashville, Tennessee, this 5th day of March 19 99.

Commission expires March 24, 2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within 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

PATRICIA NICHOLS NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

0561504

IDENTIF. & REFERENCE

99 MAR 15 PM 3:56

PAT CAMPBELL REGISTER
DAVIDSON COUNTY, TN.

FILE BOX 45

LEGAL DESCRIPTION CONTINUATION

BEING the same property conveyed to Frederick Bowden and wife, Tracey Bowden by deed from Reginald B. Edwards and wife, Deborah B. Edwards, of record in Book 10609, Page 993, Register's Office for said County.

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9007 03/15 0101 03CHECK 525.60

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0561504
IDENTIF. ↑ REFERENCE

99 MAR 15 PM 3:56

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	138000.00
CON TX	510.60
PRFEE	1.00
UDETD	12.00
CFEE	2.00
TOTAL	525.60
CHECK	525.60

03/15/99 01 15:55 0001 9007

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1438137