Dav. Co. File Box 14-A
jtc file 12773-2

PREPARED BY [redacted]

WILKINS & IVEY
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E-mail: wilkins.ivey@home.com

W & I Ref: (gj) Title No: 40833
Dav. Co. File: Box 8

BOOK 11457 PG. 902

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
David A. Owens Jennifer L. Bostwick 2605 Essex Place Nashville, TN 37212	First Union Mortgage Corporation 5110 Maryland Way Ste 120 Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 104-11-273

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 262000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Katherine A. Dines, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David A. Owens and spouse, Jennifer L. Bostwick,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 119 on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, of record in Plat Book 421, page 7, said Register's Office.

SAID Lot No. 119 fronts 60 feet on the southerly margin of Essex Avenue and extends back between parallel lines 165 feet to a 15 foot alley.

BEING the same property conveyed to Katherine A. Dines, an unmarried person, by deed from Thomas P. Borland and wife, Sally L. Borland, of record in Book 8215, page 172, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999, and subsequent years; All matters as shown on the Plan, with Owner's Certificate, of record in Plat Book 421, Page 7, said Register's Office.

This is improved property, known as: 2605 Essex Place, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee,

Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of April, 1999.

Katherine A. Dines

Katherine A. Dines

BOOK 11457 PG. 903

State of Tennessee
County of Davidson

On this 30th day of April, 1999, before me the undersigned authority, personally appeared **Katherine A. Dines**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILLIAMS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 262000.00

Affiant

DEBORAH H. BERRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Sworn and subscribed before me on the 30th day of April, 1999.

Deborah H Berrie

Notary Public

My Commission Expires: My Commission Expires MAY 26, 2002

05815513

INSTRUMENT # REFERENCE

99 MAY -3 AM 10:58

REGISTER'S OFFICE DAVIDSON CO., TN.

CST- 05/03 0101 03CHECK 500.40

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11457 PG. 904

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

058151 3

IDENTIFICATION REFERENCE

99 MAY -3 AM 10:58

RECEIVED
DAVIDSON COUNTY TN.

AMT
2,2000.00
CON TX 990.40
PRFEE 1.00
MPEED 8.00
CFEE 2.00
TOTAL 980.40
CHECK 980.40

CASH 99 V1 11:01 0001 0294

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1454989