BOOK 11467 PG. 426

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $131,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 1999.

Notary Public

MY COMMISSION EXPIRES: 5-26-99

(AFFIX SEAL)

JUDY A. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

**THIS INSTRUMENT WAS PREPARED BY**
Lehman Land Title, Inc., 4733 Andrew Jackson Parkway, Hermitage, TN 37076

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| John P. Oziminski | Sunbelt National Mortgage | 53-6-B-30 |
| (NAME) | (NAME) | |
| 1800 Merritt Street | 10741 King William Drive | |
| (ADDRESS) | (ADDRESS) | |
| Old Hickory, TN 37138 | Dallas, TX 75220 | |
| (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, **MARK ALAN BOWLES AND WIFE, GINA D. BOWLES**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN P. OZIMINSKI AND WIFE, SHERRY L. OZIMINSKI** , 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, Being Lot No. 77 on the Plan of Phase Two, Waterford Subdivision, of record in Plat Book 7900, Page 412, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Mark Alan Bowles and wife, Gina D. Bowles by deed from J & M Homebuilders, Inc., a Tennessee Corporation of record in Book 9674, Page 64, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1800 Merritt Street, Old Hickory, TN 37138

(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 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/our hand(s) this 30th day of April, 1999.

Mark Alan Bowles

Gina D. Bowles

0583620
IDENTIF. ↑ REFERENCE

99 MAY -6 PM 1:22
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

RECORDED TOID 90/50 EST 499.00

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 11467 PG. 427

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark Alan Bowles and wife, Gina D. Bowles, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee this 30th day of April, 1999

Commission expires.
9-18-99

Barbara L McGee
Notary Public

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11467 PG. 428

| | | | | | |
|---|---|---|---|---|---|
| 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 |

0583620
IDENTIF. ↑ REFERENCE

99MAY-6 PM 1:22
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAHT
131500.00
DON TX 488.03
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 499.03
CHECK 499.03

05/06/99 01 13:25 0001 2483

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1457154