0589230

IDENTIFICATION REFERENCE

JOE GOWER, et ux

TO: D E E D

FOX RIDGE HOMES, INC.

99 MAY 20 PM 12:38

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11487 PG. 169

THIS DEED OF REALTY executed as of the date set out below by the Grantors, **Joe Gower** and wife, **Joy Gower**, to the Grantee, **Fox Ridge Homes Inc.**,

WITNESSETH:

THE GRANTORS have this day bargained and sold and do hereby transfer and convey unto the Grantee, and to its heirs and assigns forever, the following described real estate located in Davidson County, Tennessee.

Land in Davidson County, Tennessee, being Lot 40 of Cedar Crest Subdivision, Phase II, of record in Plat Book 9700, Page 37, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Joe D. Gower by warranty deed from Linda A. Kenaum, unmarried, of record in Book 8308, Page 865, in the Register's Office for Davidson County, Tennessee. Also, being part of the same property conveyed to Joe D. Gower from Linda A. Kenaum, unmarried, by warranty deed of record in Book 8308, Page 868, said Register's Office.

Subject to Declaration of Covenants, Conditions and Restrictions for Cedar Crest, of record in Book 7213, Page 973, as amended in Book 10086, Page 772, and amended in Book 10174, Page 199, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee and to its heirs and assigns forever

THE GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, have a perfect right to convey the same, that it is unencumbered, except as may herein be stated, and subject thereto, they will forever warrant and defend the title to said real estate to the Grantee, and to its heirs and assigns forever, against all lawful claims.

THE CONSIDERATION for this conveyance is a valuable cash consideration receipt of which is acknowledged by Grantors.

TAXES: Will be prorated and assumed by GRANTEE and the ADDRESS for Grantee is 5115 Maryland Way, Suite 300, Brentwood, Tennessee 37027.

TAX MAP AND PARCEL #114-08-0-A-40, Assessor's Office, Davidson County, Tennessee.

POSSESSION will be given with delivery of the deed.

Prepared By:
R. Lee Martin
Higgins & Himmelberg
311 White Bridge Road
Nashville, Tennessee 37209
615/353-0930

mail

IN WITNESS WHEREOF, the Grantors have hereunto signed on this 17th day of May, 1999.

Joe Gower

Joy Gower

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said State and County, **Joe Gower and wife, Joy Gower**, the within named bargainor 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 SEAL, of office, this 17th day of May, 1999.

Notary Public

My commission expires:
6/13/2003

STATE OF TENNESSEE, DAVIDSON COUNTY

The undersigned, Grantee, or agent of the Grantee, or Trustee acting for the Grantee, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, which ever is greater is $24,700.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this 17th day of May, 1999.

NOTARY PUBLIC

My Commission Expires: 6/13/2003

Prepared By:
R. Lee Martin
Higgins & Himmelberg
311 White Bridge Road
Nashville, Tennessee 37209
615/353-0930

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11487 PG. 171

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CILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	34700.00
CON TX	91.39
PRFEE	1.00
MISC	8.00
CFEE	2.00
TOTAL	102.39

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1463051