0627778

REFERENCE

99 AUG 24 AM 9:56

REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Kevin E. Bowling, et ux
2328 Riverway Drive
Old Hickory, Tennessee 37138

MORTGAGEE:
Franklin American Mortgage Company
501 Corporate Centre Drive, Suite 400
Franklin, Tennessee 37067

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map 53.06
Group B
Parcel 72-CO
Field Book #:4D94556

BOOK 11631 PAGE 595

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Derek R. Hunley and wife, Jennifer D. Hunley,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kevin E. Bowling and wife, Patricia R. Bowling,** 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:

> Being Lot No. 51 as shown on the Plan of Phase 5B, Waterford Subdivision of record in Plat Book 7900, pages 838 & 839, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Derek R. Hunley, unmarried, by virtue of a deed from W. L. Bainbridge, Inc., a Tennessee Corporation, as of record in Book 9787, page 221, Register's Office for Davidson County, Tennessee.
>
> Jennifer D. Hunley joins in this transaction to convey her marital interest in said property.

This is improved property known as 2328 Riverway Drive, Old Hickory, Tennessee 37138.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 8694, page 216; 9530, page 189; 8699, page 462; and Book 9530, page 185; Charter of record in Book 8711, page 701; By-Laws of record in Book 8715, page 583; Common Area of record in Book 9383, page 831 & 833 and Book 8715, page 590; A Right-of-Way of record in Book 2024, page 225; and an easement for sewers of record in Book 1717, page 30 and easements, covenants and conditions as shown on the Plan of record in Plat Book 7900, page 838, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

RECEIVED AUG 24 1999

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 hands this 18 day of August, 1999.

DEREK R. HUNLEY

JENNIFER D. HUNLEY

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DEREK R. HUNLEY AND WIFE, JENNIFER D. HUNLEY**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 18 day of August, 1999.

NOTARY PUBLIC

My Commission Expires: 10/20/99

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $136,000.00.

AFFIANT

Subscribed and sworn to before me this 18 day of August, 1999.

NOTARY PUBLIC

My Commission Expires: 10/20/99

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11631 PAGE 597

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

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REGISTER
DAVIDSON CO. TN.

CAMT
136000.00
CON TX 503.20
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 514.20
CHECK 514.20

08/24/99 01 09:56 0001 9802

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1505801