Instr:200002030011270 Page: 1 OF 3
REC'D FOR REC 02/03/2000 10:22:42AM
RECORD FEE: $14.00
M. TAX: $0.00 T. TAX: $0.00

3

This instrument is being re-~~recorded~~ recorded to correct the spelling of the buyers last name.

Instr:200001070002481 Page: 1 OF 3
REC'D FOR REC 01/07/2000 12:43:05PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $468.42

Seller: BOWERS
Order No.: 844680/66522624

# WARRANTY DEED

Data ID: 12945
Job No.: 7357

ADDRESS NEW OWNER(S) AS FOLLOWS:

Mr. & Mrs. Seth A. ~~Papoon~~ Pepoon
(Name)

901 Sandburg Court
(Street Address or Route Number)

Nashville, TN 37214
(City) (State) (Zip)

SEND TAX BILL TO: MAP PARCEL NUMBERS

Mortgage Resources, Inc
(Name)

404 BNA Drive, Suite 400
(Street Address)

Nashville TN 37217
(City) (State) (Zip)

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars and other good and valuable consideration paid to DONALD L. BOWERS AND JOANNE BOWERS, HUSBAND AND WIFE (hereinafter referred to as Grantor, whether one or more) by SETH A. ~~PAPOON~~ Pepoon and wife, LORA L. ~~PAPOON~~ Pepoon (hereinafter referred to as Grantee, whether one or more), Grantors have this day bargained and sold, and does hereby transfer and convey unto the Grantee herein, his successors, heirs and assigns, certain real property in Davidson County, Tennessee, as follows, to-wit:

SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

The above legal description includes memberships and/or ownerships of non-municipal water and/or sewer systems, if any.

TAX PARCEL NO.: 109-05-1

unimproved ( )
This is improved (X) property, known as

901 SANDBURG COURT
(House Number) (Street) (P.O. Address)

NASHVILLE, TN 37214
(City or Town)

This conveyance is made and accepted subject to the lien for current taxes and other assessments and all valid and subsisting restrictions, reservations, conditions, limitations, encumbrances, covenants, exceptions and easements as may appear of record, if any, affecting the above described property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in **fee simple**, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

The singular number shall include the plural, the plural the singular, and use of any gender shall be applicable to all genders.

Prepared in the Law Office of: James P. Lazar, P.C., 5949 Sherry Lane, Suite 111, Dallas, Texas 75225

[Continued]

Seller: BOWERS
Order No.: 844680/66522624

Data ID: 12945

Witness our hands this 17th day of June, 1999, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

JoAnne Bowers
JOANNE BOWERS—Grantor

Donald L Bowers
DONALD L. BOWERS—Grantor

STATE OF Tennessee }
COUNTY OF Davidson }

Personally appeared before me, Linda F. Batson, a Notary Public in and for said County and State, DONALD L. BOWERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of June, 1999.

My Commission Expires: 9-28-02

Linda F. Batson
Notary Public

STATE OF Tennessee }
COUNTY OF Davidson }

Personally appeared before me, Linda F. Batson, a Notary Public in and for said County and State, JOANNE BOWERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of June, 1999.

My Commission Expires: 9-28-02

Linda F. Batson
Notary Public

I hereby swear or affirm that the actual consideration for this transfer of property or interest in property is $126,600.00 which amount is equal to or greater than that which the property or interest would command at a fair or voluntary sale.

Donald L Bowers
DONALD L. BOWERS—Grantor

JoAnne Bowers
JOANNE BOWERS—Grantor

STATE OF Tennessee }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED TO BEFORE ME this the 17th day of June, 1999.

(Affix Seal)

My commission expires: 9-28-02

Linda F. Batson
Notary Public

Seller: BOWERS
Order No.: 844680/66522624

Data ID: 12945

# EXHIBIT "A"

## LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 85, ON THE PLAN OF REELFOOT SUBDIVISION, SECTION 2, AS OF RECORD IN BOOK 5200, PAGE 727, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DONALD L. BOWERS AND JOANNE BOWERS FROM JAMES K. ROUSSEL AND SAMMY CAROLE ROUSSEL RECORDED IN DEED BOOK 6499 AT PAGE 113, IN DAVIDSON COUNTY RECORDS.