Bk 52

WARRANTY DEED

Instr:200007250073362 Page: 1 OF 2
REC'D FOR REC 07/25/2000 11:04:08AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $699.30

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00

Marie A Sweeney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th Day of July, 2000.

Daphne A Bowles
Notary Public

MY COMMISSION EXPIRES: 6 Bk 01

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 613 Potomac Place, Suite 201 Smyrna, TN 37167

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Constance S. Gowder	Fifth Third Mortgage Company	Map 98
(NAME) 105 W. Catalina Court	(NAME) 38 Fountain Square Plaza	Group 9A
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Cincinnati, OH 45263	Parcel 9.00 (4D93023)
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Gary Alan Faulhaber and Karla Marie Faulhaber, husband and wife,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Constance S. Gowder, a single person** herereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Rutherford County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 108, Lake Shore, Phase One, according to the plat thereof, recorded in Plat Book 6900, Page 684 of the Register's Office of DAVIDSON County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Gary Alan Faulhaber and wife, Karla Marie Faulhaber by Warranty Deed of record in Book 8078, page 619, Register's Office of DAVIDSON, Tennessee.

Subject to restrictive covenants of record in Book 7572, page 669; any and all matters as shown on plat of record in Plat Book 6900, page 684; all of the Register's Office of Davidson County, Tennessee.

This is unimproved ( )
improved(X) property, known as 105 W. Catalina Court Hermitage TN 37076
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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 18th Day of July, 2000.

Gary Alan Faulhaber by Jack Miller (His Attorney in Fact)
Gary Alan Faulhaber
By: Jack Miller, his attorney in fact

Karla Marie Faulhaber by Jack Miller (Her Attorney in Fact)
Karla Marie Faulhaber
By: Jack Miller, her attorney in fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Jack Miller, who is known to me or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is the Attorney-in-Fact for Gary Alan Faulhaber, and being authorized to do so, did execute this instrument on his behalf by virtue of an power of attorney being recorded simultaneously herewith.

Witness my hand and official seal this the 18th day of July, 2000.

Notary Public

11/17/08
My Commission Expires

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Jack Miller, who is known to me or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is the Attorney-in-Fact for Karla Marie Faulhaber, and being authorized to do so, did execute this instrument on her behalf by virtue of an power of attorney being recorded simultaneously herewith.

Witness my hand and official seal this the 18th day of July, 2000.

Notary Public

11/17/08
My Commission Expires