~~PICK-UP~~

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
John Kwanzi (NAME)	same (NAME)	081-15-0 411.00
1617 Heiman St. (STREET ADDRESS OR ROUTE NUMBER)	" (STREET ADDRESS)	
Nashville, Tennessee 37208 (CITY) (STATE) (ZIP CODE)	" (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Thirty Five Thousand Dollars and no/ cent ($35,000.00) DOLLARS

Charles Dowdy by Kitty Dowdy (Power of Attorney) and John Dowdy

Davidson County DEEDWARR
Recvd: 01/10/03 13:15 2pgs
Fees:13.00 Taxes:129.50

20030110-0004632

have bargained and sold, and by these presents do transfer and convey unto the said John Kwanzi

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

LAND in Davidson County, Tennessee, being Lot No. 22 in the Bransford Realty Company, a Subdivision of Lots Numbers 1 and 34 and part of Lot Number 2 of the James Hamilton Tract the plan of which is of record in Plat Book 332, page 166, of the 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 Charles Dowdy and John Dowdy as the sole heirs at law of Edith Dowdy recorded in Affidavit of Heirship of record as instrument no. 200212-0155544, said Register's Office.

Being the same property conveyd to Edith Crawford Dowdy as her sole heir at law as evidenced by an Affidavit of Heirship of record in Book 10470, page 731, said Register's Office. The said J.P. Crawford having died in 1927, and the said Mollie Crawford having died in 1943, leaving Edith Crawford Dowdy as her sole heir.

This is unimproved ( ) improved ( ) property, known as 1617 Heiman St (House Number) (Street)

Nashville, Tennessee 37208 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 17th day of December, 2003

Charles A. Dowdy by Kitty Dowdy

John Dowdy

STATE OF TENNESSEE
COUNTY OF Tennessee

Personally appeared before me, Jennifer B. Lovell, a Notary Public in and for said County and State, the within named Charles Dowdy by Kittie Dowdy POA and John Dowdy

the bargainor ____, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at DAVIDSON County, TN, this 17th day of December, 2003.

My commission expires 10/25/03 Notary Public Jennifer B Lovell

STATE OF TENNESSEE
NOTARY PUBLIC
JENNIFER B. LOVELL
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ____

Before me, ____, a Notary Public of the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted, and who, upon oath, acknowledged ____ to be ____ and ____ respectively of the ____, the within named bargainor, a corporation, and that ____ as such ____ and ____, being authorized so to do, executed the f ed by signing the name of the corporation by the said ____ and attesting the same by the said ____.

Witness my hand and seal, at offic ____, ____, this ____ day of ____, ____.

Commission expires ____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00
Margaret Farish
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF January 20 04
E. Beck
Deputy Register

STATE OF TENNESSEE
COUNTY OF ____

The actual consideration for this transfer or value of property (whichever is greater) is $ ____
This is equal to or greater than the property would bring at a fair and voluntary sale.

____

Sworn to and subscribed before me
this ____ day of ____, ____.

My commission expires ____ Notary Public ____

This instrument was prepared by:	
Name	Address

WARRANTY DEED
FROM
TO

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219