This Instrument Was Prepared By:
W. WILLIAM DAVIS, ATTORNEY, P.C.
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, PATRICIA ANN PIGG BOWMAN FREEMAN ** ("Grantor") has bargained and sold, and does hereby bargain, sell and convey unto BRIAN G. CLINCH AND WIFE, LINDA TYNES CLINCH (Collectively "Grantee") the following described real estate located in WILLIAMSON County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTN NO 534 ON THE PLAN OF HILLSBORO PARK SECTION 13 OF RECORD IN BOOK 4175, PAGE 20, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 534 FRONTS 254.95 FEET ON THE EASTERLY MARGIN OF KINGSBURY DRIVE AND EXTENDS BACK 589.6 FEET ON THE SOUTHERLY LINE AND 638.1 FEET ON THE NORTHERLY LINE TO A DEAD LINE IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO PATRICIA ANN PIGG BOWMAN, SINGLE PERSON BY WARRANTY DEED OF ROBERT D. BERRY AND WIFE, CAROLL BERRY DATED 4/28/94 AND RECORDED 4/29/94 IN BOOK 9327, PAGE 132, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

****KENT FREEMAN, HUSBAND OF PATRICIA ANN PIGG BOWMAN (NOW FREEMAN) HEREIN FOR THE PURPOSE OF CONVEYING ANY RIGHT TITLE OR INTEREST HE MAY HAVE IN THE HEREIN DESCRIBED PROPERTY BY VIRTUE OF HIS MARRIAGE TO PATRIICA ANN PIGG BOWMAN**

**** PATRICIA ANN PIGG BOWMAN AND PATRICIA ANN PIG BOWMAN FREEMAN ARE ONE AND THE SAME****

This property is known as 1706 KINGSBURY DRIVE, NASHVILLE, TN 37215

This property is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this **28TH day of February, 2003**

Patricia Ann Pigg Bowman Freeman

PATRICIA ANN PIGG BOWMAN FREEMAN

Kent Freeman

KENT FREEMAN

Davidson County DEEDWARR
Recvd: 03/05/03 08:21 2pgs
Fees:13.00 Taxes:1350.50
20030305-0028697

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STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PATRICIA ANN PIGG BOWMAN FREEMAN AND KENT FREEMAN**, 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 this the **28th day of February, 2003.**

Shan C Sylvester

Notary Public

My Commission Expires:_____

SHANNON C. SYLVESTER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires OCT. 1, 2006

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$365,000.00** amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Barbara S Bowman

Affiant

SHANNON C. SYLVESTER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires OCT. 1, 2006

Subscribed and sworn to before me this the **28th day of February, 2003**
Notary Public

Shan C Sylvester

NOTARY PUBLIC
Commission Expiration:

RETURN ORIGINAL TO:	**PLEASE SEND TAX BILL TO:** OWNER	**ADDRESS OF NEW OWNER AND PROPERTY ADDRESS**
W. WILLIAM DAVIS, ATTY		
219 WARD CIRCLE, STE 3		**1706 KINGSBURY DRIVE**
BRENTWOOD, TN 37027		**NASHVILLE, TN 37214**

	MAP PARCEL NUMBER
	158-12-14

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