Davidson County DEEDWARR
Recvd: 03/05/03 09:19 2pgs
Fees:13.00 Taxes:61.05
20030305-0028856

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WARRANTY DEED

This Indenture made this **4th** day of **March, 2003** between **Leon Bowman, married, ,** GRANTOR, and **Excel Real Estate & Development Co. ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

LAND in Davidson County, Tennessee, being Lot Nos. 42 and 43 of Blocks 21 and 30 on the Plan of Buena Vista, of record in Book 57, page 26, Register's Office for said County and in Book 1 , page 84, Chancery Court.

SAID Lots fronts 50 feet each on the east side of 15th Avenue North, formerly Webster Street and run back between parallel lines 148 feet to an alley.

Being the same property conveyed to Leon Boman by Warranty Deed from third National Bank in Nashville of record in Book 8383, page 204, Register's Office for Davidson County, Tennessee.

This property is subject to all matters appearing on subdivision plat of record in Book 57, page 26, Register's Office for Davidson County, Tennessee.

Subject to any easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Improved property known as 2106 & 2108 15th Avenue North Nashville, Tennessee 37208.

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 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **4th** day of **March, 2003.**

Leon Bowman

Leon Bowman

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leon Bowman, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 4th day of March, 2003.

NOTARY PUBLIC

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 10-20-2003 RUTHERFORD COUNTY, TN

MY COMMISSION EXPIRES:

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $16500

Excel Real Estate & Development Co.
Wayne L. Bell, Pres.

Affiant

Subscribed and sworn before me this 4th day of March, 2003.

NOTARY PUBLIC

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 10-20-2003 RUTHERFORD COUNTY, TN

MY COMMISSION EXPIRES:

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Excel Real Estate & Development Co.
2107 Buena Vista Pike
Nashville, Tennessee 37218

Send Tax Bills to:
SAME

Map & Parcel Number:
MAP 81 GROUP 07-C PARCEL 39