WARRANTY DEED

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5833 Fax: (615) 883-7543

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000

Beverly Bowman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4/18/03

Notary Public

MY COMMISSION EXPIRES: 10/25/03

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
MICHAEL HERBERT EDWARDS
DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beverly Bowman	SAME	81-06-436
(NAME)	(NAME)	
1720 St, Louis St.	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	SAME	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 04/28/03 14:07 2pgs
Fees:13.00 Taxes:277.50

20030428-0056622

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Richland Builders of Tennessee, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Beverly Bowman,** Unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot no. 45 on the Map of George Shields' Second Addition to North Nashville, as of record in Book 57, page 146, Register's Office for said County.
Said Lot No. 45 fronts 50 feet on the northerly side of St. Louis Avenue and runs back between parallel lines 150 feet to an alley
Subject to any and all existing easements, setback lines and restrictive covenants of record in the said Register's Office.

Being the same property conveyed to Richland Builders of Tennessee, LLC by Deed from Gregg Poole, dba Volunteer Construction dated 9/20/00, of record in Instrument # 200009200093585, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Gregg Poole, dba Volunteer Construction by Deed from Robert H. Waldschmidt, Trustee in Bankruptcy for Robert E. Poole dated 2/22/00, of record in Instrument No. 200003010018967, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ■ property, known as 1720 St, Louis St., Nashville, TN 37208
(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 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. 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 our/my hands this 4/18/03.

Richland Builders of Tennessee, LLC

By: Gregg Poole

Attest: Roger A. Swindle

Roger A Swindle

E. ALTERNATIVE CORPORATE FORM

TCA 66-22-108(a)

STATE OF TN
COUNTY OF Davidson

On this 18th day of April, 2003, before me appeared Greg Poole and Roger A. Sindle, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that such person is the officers (president or other officer or agent of the corporation or association) of Richland Builders of Tennessee LLC (name of corporation or association), and that the seal affixed to the instrument is the corporate seal of the corporation (or association), and that the instrument was signed and sealed in behalf of the corporation (or association), by authority of its Board of Directors (or Trustees) and They acknowledged the instrument to be the free act and deed of the corporation (or association).

In case the corporation or association has no corporate seal, omit the words "the seal affixed to the instrument is the corporate seal of the corporation (or association) and that," and add at the end of the affidavit close, the words "and that the corporation (or association) has no corporate seal."

Witness my hand and seal, at office in Nashville TN, this 18th day of April, 2003.

MICHAEL HERBERT EDWARDS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY