WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/05/03 16:44 2pgs
Fees:13.00 Taxes:610.50

20030805-0111226

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOX 15

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July, 2003

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

MY COMMISSION EXPIRES: January 31, 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Gregory	US Bank Home Mortgage	0733-01-1 013.00
(NAME)	(NAME)	
2004 McGavock Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Dennis Harold Bowie and wife, Patsy R. Bowie

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Gregory and Polly A. Payne, husband and wife

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 the northerly 75 feet of Lot No. 14 and the southerly 3 feet of Lot No. 13 of Block "G" on the Map of Country Club Estates, as of record in Book 843, page 95, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Said parts of said lots together front 78 feet on the easterly side of McGavock Avenue and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Robert L. Bowie and Dennis Harold Bowie, married persons, by deed from Yuk Ying Wong, unmarried, of record in Book 10195, page 839, Register's Office for Davidson County, Tennessee. Subsequently, Robert L. Bowie and wife, Julie Bowie and Dennis Harold Bowie and wife, Patsy R. Bowie having conveyed their interest to Robert L. Bowie and Dennis Harold Bowie and wife, Patsy R. Bowie, as tenants in common with right of survivorship, by Quitclaim Deed of record in Book 11521, page 40, said Register's Office. The said Robert L. Bowie having since deceased.

This conveyance is subject to any and all easements and restrictions of record.

unimproved ( )
This is improved (X) property, known as 2004 McGavock Pike, Nashville, TN 37216
(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 hand s this 28th day of July 2003

Dennis Harold Bowie by Julie Bowie atty-in-fact
Dennis Harold Bowie

Patsy R. Bowie by Julie Bowie atty-in-fact
Patsy R. Bowie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dennis Harold Bowie and wife, Patsy R. Bowie

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of July, 2003.

Commission expires January 31, 2004

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 24th day of July, 2003, before me personally appeared Julie Bowie, to me known to be the person who executed the foregoing instrument in behalf of Dennis Harold Bowie and wife, Patsy R. Bowie as their Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said Dennis Harold Bowie and wife, Patsy R. Bowie.

Witness my hand and official seal at Nashville, Tennessee, this the 24th day of July, 2003.

My Commission Expires: January 23, 2004

Lee E. Cranford

