BOOK 2

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$121,400.00.**

Njideka Nnadozie
Affiant

Subscribed and sworn to before me, this the 15th day of August, 2003.

Notary Public

My commission expires: (AFFIX SEAL)

My Commission Expires April 6, 2004

RITA ANN NOTARY WILLIAMSON C

Davidson County DEEDWARR
Recvd: 08/22/03 08:44 2pgs
Fees:13.00 Taxes:449.18

20030822-0121974

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Njideka Nnadozie	**MORTGAGE COMPANY OF AMERICA**	**150-01-300.00**
518 Owendale Drive	**2416 - 21ST AVE. SOUTH #202**	
Antioch, TN 37013	**NASHVILLE, TN 37212**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Tanya R. Bowler, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Njideka Nnadozie and husband, Collins Nnadozie

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:

Lot 36B, on the plan of Edge-O-Lake, Section 18-B, of record in Plat Book 5146 , Page 299 , Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Melvin R. Kenner, Jr. and wife Tanya R. Kenner by deed from Colonial Homes, a partnership of record in Book 5146, Page 299, Register's Office for Davidson County, Tennessee. The said Tanya Roberta Kenner and Melvin R. Kenner, Jr. having divorced, and said property being divested out of Melvin R. Kenner, Jr. and being vested in Tanya R. Kenner by Final Decree of Divorce of record in Book 10136, page 973, dated April 18, 1996. Tanya R. Kenner and Tanya R. Bowler are one and the same person.

This conveyance is subject to taxes for 2003 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **518 Owendale Drive, Antioch, TN 37013**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 my/our hand(s) this 15th day of August, 2003.

Tanya R. Bowler

Tanya R. Bowler

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Tanya R. Bowler and**, 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, at office, this **15th** day of **August, 2003.**

Rita Ann Mangrum

Notary Public

My Commission Expires:

My Commission Expires
April 6, 2004

