Davidson County DEEDWARR Recvd: 10/21/03 12:07 2pgs Fees:13.00 Taxes:362.60 20031021-0155405	STATE OF TENNESSEE COUNTY OF ~~WILLIAMSON~~ DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $98,000.00 Glenda E. Sawyer Affiant Subscribed and sworn to before me, this 15th day of October, 2003. MARK R. SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY Notary Public My commission expires: 1-18-05

THIS INSTRUMENT WAS PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd.
Suite 102
Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Saul Alday	**New Owner**	**Map 148-12, Parcel 210**
4632 Fanning Drive		
Antioch, Tennessee 37013		

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,

The Estate of Wallace Gowen, Glenda Faye Sawyer and Barsha Robin Nichols

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

Saul Alday

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. 114, on the Plan of Hazelwood, Section Fourteen, of record in Book 4660, page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Wallace Gowen and wife, Mabel C. Gowen, by Warranty Deed from R. B. Woodruff and wife, Margrette D. Woodruff, of record in Book 4921, page 281, Register's Office for Davidson County, Tennessee. The said Wallace Gowen and wife, Mabel C. Gowen now being deceased. Mabel C. Gowen predeceased Wallace Gowen. Last Will and Testament of Wallace Gowen of record in the Probate Court for Davidson County, Tennessee, Case No. 03P-1617, and Imaging Number: 5511/1279119, devised and bequeathed said property equally to Glenda Faye Sawyer and Barsha Robin Nichols.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 4660, Page 92; Restrictive covenants contained in an instrument of record in Book 4562, Page 138; as made applicable to Section 14 in Book 4794, page 182; Register's Office for Davidson County, Tennessee, all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 4632 Fanning Drive, Antioch, Tennessee 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 GRANTEES that we are 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 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 my/our hand(s) this 15th day of October, 2003.

Glenda Faye Sawyer by
Barsha Robin Nichols, Attorney-in-Fact
Glenda Faye Sawyer
By: Barsha Robin Nichols, Attorney-in-Fact

Barsha Robin Nichols
Barsha Robin Nichols

Barsha Robin Nichols, Executrix
Barsha Robin Nichols, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, the within named Barsha Robin Nichols, Executrix of the Estate of Wallace Gowen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand, at office, this 15th day of October, 2003.

Notary Public

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 27, 2005

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, the within named Barsha Robin Nichols, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Glenda Faye Sawyer and that she is authorized by Glenda Faye Sawyer to execute this instrument on her behalf.

Witness my hand, at office, this 15th day of October, 2003.

Notary Public

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 27, 2005

My Commission Expires:_____