Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #03-1606

Davidson County DEEDWARR
Recvd: 10/30/03 15:03 2pgs
Fees:13.00 Taxes:188.70
20031030-0159903

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Wade Russell Owens, Jr. and wife Donna T. Owens**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Joseph John Kovalick,** , hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being part of Lot No. 54 of Block "C" on the map of the Re-Subdivision of Sunnymeade as of record in Book 974, pages 56 and 57, Register's Office for said County, described according to a survey made by John Kohl, Surveyor, dated January 27, 1977.

Said part of Lot No. 54 fronts 50 feet on the northerly side of Ardee Avenue and runs back 202.5 feet on the easterly line and 200 feet on the westerly line, with the easterly margin of Kennedy Avenue to a dead line measuring 50 feet thereon.

Being the same property conveyed to Wade Russell Owens, Jr. by Executor's Quitclaim Deed of record in Book 11737, Page 78, Registers office for said County. Donna T. Owens joins in the execution of this instrument to convey any marital interest she may have in the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1301 Ardee Avenue, Nashville TN 37216.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 24th day of October, 2003

Wade Russell Owens, Jr.

Donna T. Owens

State of Tennessee)
County of Davidson)

On this 24th day of October, 2003, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Wade Russell Owens, Jr. and Donna T. Owens, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 51,000.00.

Affiant

Sworn and subscribed before me on this the 24th day of October, 2003.

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Joseph John Kovalick	Premier Bank of Brentwood	61-16-237
1301 Ardee Avenue	5217 Maryland Way	
Nashville, TN 37216	Brentwood, TN 37027	