Davidson County DEEDWARR
Recvd: 01/06/04 11:35 2pgs
Fees:13.00 Taxes:491.73

20040106-0001922

WARRANTY DEED

G-CBB-03-3212

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,900.00

Brenda Bowman
Affiant

Subscribed and sworn to before me, this 29th DAY OF December, 2003.

Deena L O'Brien
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DEENA L. O'BRIEN NOTARY PUBLIC DAVIDSON COUNTY TENN. LARGE My Commission Expires SEPT. 30, 2006

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE SERVICES, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brenda Grant Bowman	USAA Federal Savings Bank	
3212 Newington Cove	(NAME) 10750 McDermott Freeway	151-01-A-139 CO
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) San Antonio, TX 78288-0558	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DEYANNE ALMA SMITH,* hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRENDA GRANT BOWMAN AND HUSBAND, REXFORD NEIL BOWMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

* unmarried

Land in Davidson County, Tennessee, being Lot No. 139, Chatham Pointe, as recorded in Book 6900, pages 444-447, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Deyanne Alma Smith by Quitclaim Deed from Joel Charles Smith dated July 23, 1997 and filed for record on July 30, 1997 in Book 10548, page 821, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 6900, pages 444-447; Book 7358, page 656 and amended in Book 7538, page 792; Book 7599, page 812; Book 8667, page 381 and Book 8679, page 446, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3212 Newington Cove, Antioch, Tennessee 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 29th day of December, 2003.

Deyanne Alma Smith

STATE OF Tennessee
COUNTY OF Davidson

I, DEENA L. O'BRIEN, a Notary Public of the County and State first above written, do hereby certify that Deyanne Alma Smith personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 29th day of December, 2003.

Deena L. O'Brien
Notary Public

My Commission Expires:

(SEAL)

DEENA L. O'BRIEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903