Davidson County DEEDWARR
Recvd: 02/09/04 13:33 2pgs
Fees:13.00 Taxes:610.50

20040209-0015418

WARRANTY DEED

BOWEN-HO4001

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF February, 2004.

MY COMMISSION EXPIRES: OCT. 10, 2006
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Middle Tennessee Escrow Company, LLC
120 Anderson Lane
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory S. Bowen and wife, Lisa A. Bowen	nBank	85-12-A-17
(NAME)	(NAME)	
3252 River Walk Drive	1255 Lakes Parkway, Bldg 200 STE 201	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Lawrenceville, GA 30043	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, MURDOCK CONSTRUCTION COMPANY, INC., hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto GREGORY S. BOWEN AND WIFE, LISA A. BOWEN, 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:

Being Lot No. 19, Rivers Edge, Section Two, Jackson Downs, Phase Two of Record in Plat Book 9700, Page 414, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Murdock Construction Co., Inc. by Warranty Deed from Southeastern Building Corporation, recorded on 12/26/02, of record in instrument 20021226-0158492, Register's Office, Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 9280, page 334 and Book 11098, page 1, said Register's Office.

By-Laws of record in Book 11098, Page 21, said Register's Office.

Subject to an easement of record in Book 9857, Page 77, said Register's Office.

Subject to the plan of record in Book 7900, page 556, said Register's Office.

unimproved ( )
This is improved (X) property, known as 3252 River Walk Drive, Nashville, Tennessee 37214
(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 my/our hand(s) this 5th day of February, 2004.

Murdock Construction Company,

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Gregory R Weeks, Sr., a Notary Public in and for said County and State, the within named Murdock Construction Company, Inc. , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of February, 2004.

My Commission Expires: MY COMMISSION EXPIRES OCT. 10, 2006

NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

Notary Public

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public within and for said County and State aforesaid, personally appeared Don Murdock and _____, with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the _____ the within named bargainor, and corporation, and that he as such President _____ and Middle Tennessee Escrow Co. LLC being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Don Murdock _____ as such President.

Witness my hand and official seal at office at Hendersonville Tn on this the 5th day of February, 2004.

MY COMMISSION EXPIRES

My Commission Expires OCT. 10, 2006

GEORGE R. WOOD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Notary Public

AFTER RECORDING PLEASE RETURN TO:

Middle Tennessee Escrow Company, LLC
120 Anderson Lane
Hendersonville, TN 37075