Davidson County DEEDWARR
Recvd: 02/18/04 10:42 2pgs
Fees:13.00 Taxes:814.00
20040218-0018515

Prepared by (and return to):

GBEC of Tennessee, Inc.
404 BNA Drive Ste 304
Nashville TN 37217
Ph: 615-986-7951 Fax: 615-884-2885
e-mail: express_services@bellsouth.net

Address of new owner:

Jeffrey Andrews
400 Roma Court
Nashville TN 37211

Responsible for tax payment:

Same

Tax Map-Parcel Numbers: 172-14-16

Warranty Deed

FOR AND IN CONSIDERATION of the sum of ten dollars & 00/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **Jimmy Bozeman and wife Linda Bozeman**, hereinafter named the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto **Jeffrey P Andrews**, hereinafter, called the **GRANTEES**, their 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 Lot No. 10, as shown on the map entitled Brentwood Hampton, formerly Holt Cove, of record as Instrument No. 200001120004271, 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 JIMMY BOZEMAN AND WIFE, LINDA BOZEMAN, by deed of record as Instrument No. 20020321-0034973, said Register's Office.

This improved (XXX)
unimproved ( )property known as:

400 Roma Court Nashville TN 37211

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. We do convey with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomever. 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 our hands this 12th day of February, 2004.

Jimmy Bozeman
Linda Bozeman Attorney in fact
Jimmy Bozeman

Linda Bozeman
Linda Bozeman

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE}
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named LINDA BOZEMAN , the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 12th day of Feb, 2004.

My Commission expires:

_____

_____
Notary Public

H. GLENN BOLTON EXPIRES NOTARY PUBLIC AT LARGE 6-24-06 WILLIAMSON CO., TENNESSEE

STATE OF TENNESSEE)
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named LINDA BOZEMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JIMMY BOZEMAN and who acknowledged that she executed the same as the free act and deed of JIMMY BOZEMAN

Witness my hand and official seal this 12th day of February, 2004.

_____
Notary Public

H. GLENN BOLTON EXPIRES NOTARY PUBLIC AT LARGE 6-24-06 WILLIAMSON CO., TENNESSEE

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____ self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that _____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____ self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____

_____
Notary Public

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $220,000.00

Deana Jenkins
Affiant

Sworn and subscribed before me this the 12 day of Feb, 04.

TERASITA D. BROWN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

_____
Notary Public

My C... ...n Expires
Sept... 2004