Record 2nd
File 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/26/04 16:06 2pgs
Fees:13.00 Taxes:397.75

20040226-0022177

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$107,500.00.**

Affiant

Subscribed and sworn to before me this 19 day of February, 2004.

Notary Public
My Commission Expires: May 25, 2006

ALAN E. MALONEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Thomas Glenn Owen	Churchill Mortgage Corporation	061-14-109.00 and 061-14-114.00
808 Oak Street	761 Old Hickory Boulevard, Suite 400	
Nashville, TN 37216	Brentwood, TN 37027	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Lloyd T. Owen and wife, Thelma A. Owen,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Thomas Glenn Owen, an unmarried man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Tract 1:

Being Lot No. 1 on the plan in Baxter Heights, of record in book 2083, page 94, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 130 feet on the southerly margin of Oak Street and runs back 154.56 feet on the westerly line and 156.11 feet on the easterly line to a dead line in the rear on which it measures 108.96 feet thereon.

Being the same property conveyed to Lloyd T. Owen and wife, Thelma A. Owen by deed from Jesse H. Read and wife, Leona D. Read of record in Instrument Number 2001129-0117096, Register's Office for Davidson County, Tennessee.

Tract 2:

Being Lot No, 74 on the Plan of Maplewood Home Tract, as of record in Book 421, page 174, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning in the dividing line between Lots Nos. 74 and 75 at a point 250 feet west of the westerly margin of Burrus Street, said point being the northwesterly corner of the second tract conveyed to Edith Steakley by deed from C.B. Steakley, of record in Book 4550, page 48, said Register's Office, thence with the said Steakley's westerly line southwardly 87 feet to the northwesterly corner of the property conveyed to James R. Ruffell, Jr. and wife, by deed from William M. Gray, et ux, of record in Book 741, page 564, said Register's Office, thence with said Ruffell's westerly line southwardly 115 feet, in all 202 feet to the dividing line between Lots Nos. 73 and 74; thence with said dividing line westwardly to Lonas C. Hines, et ux, by deed from Jesse Read et al, of record in Book 5388, page 640, said Register's Office; thence in a northerly direction approximately 201 feet to a point in the dividing line of Lots Nos. 74 and 75, said point being the southwesterly corner of property conveyed to Jesse H. Read et ux by deed from Clarion C. Albin, et ux of record in Book 4276, page 357, Register's Office for said County; thence eastwardly 108.92 feet along Read's southerly line to the point of beginning.

Being the same property conveyed to Lloyd T. Owen and wife, Thelma A. Owen by Quitclaim Deed from Jesse Read and wife, Leona Read of record in Instrument Number 20021126-0146380, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

Tract 1:

- Subject to all matters as shown on the Plan of record in Book 2083, page 94, Register's Office Davidson County, Tennessee.

Tract 2:

- Subject to all matters as shown on the Plan of record in Book 421, page 174, Register's Office Davidson County, Tennessee.

- Easement for Sanitary Sewer and Storm Drainage of record in Book 4286, page 685, Register's Office Davidson County, Tennessee.
- Right-of-Way for L & N Railroad of record, Register's Office Davidson County, Tennessee.

This is improved property known as: **808 Oak Street, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 February 19, 2004.

Lloyd T. Owen

Lloyd T. Owen

Thelma A. Owen

BY: Thelma A. Owen
Lloyd T. Owen, Attorney-in-fact
As Attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lloyd T. Owen** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 19, 2004

My commission expires _____

_____
Notary Public

ANN B. MALONEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Davidson County, appeared **Lloyd T. Owen**, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Thelma A. Owen**, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Thelma A. Owen**, the bargainor(s), by the said **Lloyd T. Owen**, as Attorney-in-Fact.

WITNESS my hand and seal, this 19 day of February, 2004.

_____ My Commission Expires: _____
NOTARY PUBLIC

ANN B. MALONEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN EXP. NOV. 25, 2006