#7487
Box 13

Davidson County DEEDWARR
Recvd: 04/08/04 12:44 2pgs
Fees:13.00 Taxes:1257.63
20040408-0040291

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $339,900.00

Heidi Jo Clayd
Affiant

Subscribed and sworn to before me, this 5th day of March 2004.

Notary Public
My commission expires: 5/28/06

SETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

Address of New Owner:	Send Tax Bills to:	Tax Information
Kenneth Bowers 244 Ashawn Blvd. Old Hickory, TN 37138	Kenneth Bowers 244 Ashawn Blvd. Old Hickory, TN. 37138	64-01-0/38.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged M. Nahid Malik an unmarried person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Kenneth Bowers and wife Linda Bowers hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 13 on the Plan of Brandywine Place of record in book 6250 page 327 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to M. Nahid Malik a married person (now unmarried) by deed from William M. Little and wife, Jan F. Little of record in Book 9289 page 705 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2004 taxes a lien which are not yet due and payable. 2) No insurance is provided as the number of acres 3) All matters appearing on plan of Brandywine Place of record in Book 6250 Page 327, Register's Office for Davidson County, Tennessee 4) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 6488 page 764 and amended in Book 8904 page 855 and in any allied instruments(s) referred to in said restrictions. 5) Charter for Brandywine Place Homeowners Association of record in Book 6482 Page 873

This property is improved property known as 244 Ashawn Blvd., Old Hickory, Tennessee 37138

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves,

their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 5 day of March, 2004.

M. Nahid Malik

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named M. Nahid Malik , the bargainor(s), with whom I am personally acquainted or proved to me on 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 Brentwood, Tennessee, this 5th day of March, 2004.

Notary Public

My Commission expires: 4/2/07

FILE NO: 04320

WILLIAMSON CO., TENN
NOTARY PUBLIC AT LARGE
AMY CHRISTIAN MANCE