Davidson County DEEDWARR
Recvd: 04/22/04 15:58 2pgs
Fees:13.00 Taxes:673.40

20040422-0045992

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
04TN01698

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$182,000.00

Wendy McDowell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 9th day of April, 2004.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires JULY 30, 2005

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. and Mrs. Jay M. McDowell	**Guaranty Trust Company**	**072-06-305**
1126 Kirkland Avenue	**P.O. Box 1218**	
Nashville, TN 37216	**Murfreesboro, TN 37129**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Paul E. Thimmes and wife, Lea W. Thimmes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jay M. McDowell and wife, Wendy W. McDowell

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the westerly 47 feet of Lot No. 8 on the Plan of Inglewood Place which is of record in Book 332, page 101, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 8 fronts 47 feet on the southerly side of Kirkland Avenue and extends back 183.4 feet on the westerly line and 181.1 feet on the easterly line to a dead line measuring 47 feet thereon.

Being the same property conveyed to Paul E. Thimmes and wife, Lea W. Thimmes, by Warranty Deed from Martha A. Collins and husband, Clark Collins, Jr., dated April 17, 2003 and recorded May 5, 2003 in Instrument Number 200305050059392, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **1126 Kirkland Avenue, Nashville, TN 37216**
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 our hands this 9th day of April, 2004.

Paul E. Thimmes
Paul E. Thimmes

Lea W. Thimmes
Lea W. Thimmes

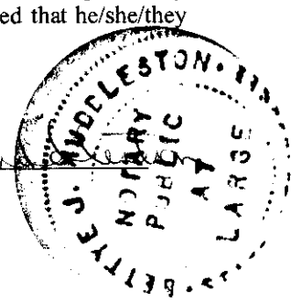
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul E. Thimmes and wife, Lea W. Thimmes, 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 9th day of April, 2004.

Commission Expires: 5/28/06

Notary Public



STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of_____, 2004.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2003, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2004.

Commission Expires:_____

_____
Notary Public