Davidson County DEEDWARR
Recvd: 05/10/04 11:31 3pgs
Fees:18.00 Taxes:629.00
20040510-0053028

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Willie E. Mosier	Same	52-6-96
756 Howse Avenue		
Madison, TN 37115		

This instrument was prepared by: David A. Childress, Attorney, 102 Woodmont Blvd., Suite 200, Nashville, TN 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jacqueline C. Dowlen,** unmarried, (herein referred to as "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **Willie E. Mosier,** unmarried (herein referred to as "Grantee"), Grantee's heirs, successors and assigns, a certain tract or parcel of land located in **Davidson** County, Tennessee, described as follows, to-wit:

Land in the 11th Civil District of Davidson County, Tennessee, being a part of the R.L. Alexander Tract of 18.84 acres of part of the H.B. Chadwell Tract, as of record in Book 421, page 61, Register's Office for said County, and according to copies of surveys made by H. Gee, Surveyor, dated October 24, 1963; November 18, 1963; and February 20, 1964, is described as follows:

Beginning at a point in the westerly margin of Howse Avenue, said point being located 1,884 feet, more or less, from the center line of Neely's Bend Road, as measured with said margin; thence with said margin of Howse Avenue, South 9 deg. 16 min. West 110 feet to a point; thence North 9 deg. 16 min. East 110 feet to a point; thence South 80 deg. 44 min. East 300 feet to the point of beginning.

Being the same property conveyed to Raymond H. Dowlen and wife, Jacqueline C. Dowlen by deed from E.C. Chance, Inc. of record in Book 3852, page 528, Register's Office for Davidson County, Tennessee. The said Raymond H. Dowlen having since died.

The description is the same as used in the last deed of record.

The conveyance of the above described parcel of land is subject to the following:

1. Taxes for the year 2004, a lien, but not yet due and payable;

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5172, page 706, said Register's Office; and

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4346, page 657, said Register's Office.

This is improved property commonly known as 756 Howse Avenue, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interests thereto belonging to the GRANTEE, GRANTEE'S heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land; has a good right to convey it; and the same is unencumbered, excepts as otherwise herein set out. GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said land to the said GRANTEE, GRANTEE'S heirs and assigns, against the lawful claims of all persons whomever.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $170,000.00.

Willis E Mosier
Affiant

DAVID A. CHILDRESS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Subscribed and sworn to before me this 7th day of May, 2004.

Doris A. Childress
Notary Public

My commission expires: 7/21/07

WITNESS my hand this 7 day of May, 2004.

Jacqueline C. Dowlen
Jacqueline C. Dowlen

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 bargainor, **JACQUELINE C. DOWLEN** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of May, 2004.

David A. Childress
Notary Public

My Commission Expires: 7/21/07

