39-B

Davidson County DEEDWARR
Recvd: 05/25/04 14:53 3pgs
Fees:18.00 Taxes:687.83
20040525-0061442

THIS INSTRUMENT PREPARED BY:
**BONE McALLESTER NORTON PLLC**
511 Union Street, Suite 1600
Nashville, Tennessee 37219

| Address New Owner(s) | Send Tax Bills To: | Map & Parcel Nos.: |
|---|---|---|
| **Gideon P. Ewing**<br>**Alicia P. Ewing**<br>**6812 Fleetwood Drive**<br>**Nashville, TN 37205** | **same** | **102-11-053** |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned **Natalya L. Rose**, formerly known as Natalya L. Sowers, a married individual (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Gideon P. Ewing and wife, Alicia P. Ewing** (herein referred to as "Grantee"), their heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 166 on the Plan of Horton Heights, Section VIII of record in Book 2133, page 30 and Book 5070, page 466, Register's Office for said County.

SAID Lot No. 166 fronts 117.0 feet on the northerly margin of Fleetwood Drive and extend back 349.7 feet on the easterly line and 352.3 feet on the westerly line to a broken line in the rear, measuring 119.3 feet thereon.

BEING the same property conveyed to Natalya Sowers and spouse, David R. Sowers, by deed from Brenda L. Starnes, Trustee, U/A/D August 24, 1995, of the Starnes Revocable Living Trust Agreement, dated August 21, 2001, of record at Instrument number 20010830-0094348, said Register's Office. By Quitclaim Deed of record at Instrument number 20020401-0039119, said Register's Office, subject property was conveyed to Natalya L. Sowers.

**Description Reference**: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2133, Page 30 as amended in Book 5070, page 466, said Register's Office, which Plan shows a 60-foot minimum building

setback line from Fleetwood Drive and 10-foot easement for utility along the broken rear line(s).

**This is improved property known as:** 6812 Fleetwood Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD said tract or parcel of land, together with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said property in fee simple, has a good right to convey it, and the same is unencumbered.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee' heirs and assigns, against the lawful claims of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

**Jonathan D. Rose**, spouse of Natalya L. Rose, joins in this conveyance for the sole purpose of conveying his marital right, title, and interest, if any, in the subject property.

**WITNESS** this the 21 day of May, 2004.

Natalya L. Rose

**Natalya L. Rose**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Kenneth M. Ballew, a Notary Public for the state and county aforesaid, Natalya L. Rose, with whom I am personally acquainted (or who 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 seal at office this 21 day of May, 2004.

NOTARY PUBLIC

My Commission Expires: 7-30-05

**WITNESS** this the 21 day of May, 2004.

Jonathan D. Rose

**Jonathan D. Rose**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Kenneth Bellows a Notary Public for the state and county aforesaid, Jonathan D. Rose, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21 day of May, 2004.

NOTARY PUBLIC

My Commission Expires: 7-30-05

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

**The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $185,900.00.**

**AFFIANT**

**Subscribed and sworn to before me, this 21 day of May, 2004.**

**NOTARY PUBLIC**

**My Commission Expires:**