Davidson County DEEDWARR
Recvd: 06/16/04 15:13 2pgs
Fees:13.00 Taxes:2312.50

20040616-0071431

After Recording Return To: **Nations Title Agency, Inc.** **5214 Maryland Way, Suite 208** **Brentwood, TN 37027** 04TN03070	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is ~~$625,000.00~~. Affiant Subscribed and sworn to before me, this the 2nd day of June, 2004. Notary Public My commission expires: _____ (AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

~~My Commission Expires JULY 30, 2005~~

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Debra M. Fish	**Countrywide Home Loans**	**104-09-0 101.00 26W 02555**
3807 Richland Avenue	**750 Old Hickory Blvd.**	
Nashville, TN 37205	**Brentwood, TN 37027**	

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

Jeffrey C. Owen and wife, Meghan M. Owen

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

Debra M. Fish, unmarried

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, TN, bing the easterly half of Lot No. 12 of Block 9, on the Plan of Richland Realty Company's Division "A" of record in Book 161, Page 151, Register's Office for Davidson County, Tennessee. Said Plan shows property divided in Blocks, but not into Lots. According to an unregistered copy of survey of said subdivision showing said blocks divided into lots, said part of said Lot No. 12 is described as follows:

Beginning at a point in the southerly margin of Richland Avenue; 575 feet east of Wilson Avenue; thence southerly 200 feet; thence easterly 50 feet; thence northerly 200 feet to the southerly margin of Richland Avenue; thence with the margin of the same, westerly 50 feet to the point of beginning.

Being the same property conveyed to Jeffery C. Owen and wife, Meghan M. Owen by deed from Gilbert Warner Raulston, married, of record in Book 10795, Page 464, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2004 and subsequent years, easements, and restrictions of record if any.

This is improved (__X__) Unimproved (____) property, known as **3807 Richland Avenue, Nashville, TN 37205**

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, his heirs and assigns, forever,; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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/our hand(s) this 2nd day of June, 2004.

Jeffrey C. Owen

Meghan M. Owen

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 **Jeffrey C. Owen and wife, Meghan M. Owen,** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Brentwood, Tennessee on this **2nd** day of **June, 2004.**

Robin S. Edwards
Notary Public

My Commission Expires: 3/28/07

