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Realty 07
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48-A

Davidson County DEEDWARR
Recvd: 06/17/04 12:09 2pgs
Fees:13.00 Taxes:388.50

20040617-0071776

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF June, 2004.

Notary Public

CARA MONROE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES:
My Commission Expires JAN. 26, 2008 (AFFIX SEAL)

G-CD-04-5413

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael L. Owsley, Jr.	First Trust Bank for Savings	
5413 Country Drive	(NAME) P.O. Box 17257	162-5-166
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) Memphis, TN 38187	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WILLIAM J. TALLENT, JR. AND WIFE, MARJORIE L. TALLENT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL L. OWSLEY, JR. AND WIFE, AMY A. OWSLEY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 61, on the Plan of Section 2, Hickory Valley Subdivision, of record in Book 4175, page 158, Register's Office for Davidson County, Tennessee.

Said Lot Number 61 fronts 85.00 feet on the westerly margin of Country Drive and extends back 169.18 feet on the southerly line and 145.00 feet on the northerly line to a dead line in the rear, measuring 69.93 feet thereon.

Being the same property conveyed to Marjorie L. Tallent and husband, William J. Tallent, Jr. by Warranty Deed executed April 30, 1991 and filed for record on May 2, 1991 in Book 8343, page 181, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 4469, page 847, and Plat Book 4175, page 158, Regsiter's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5413 Country Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this 15th day of June, 2004.

William J. Tallent, Jr.

Marjorie L. Tallent

STATE OF Tennessee
COUNTY OF Davidson

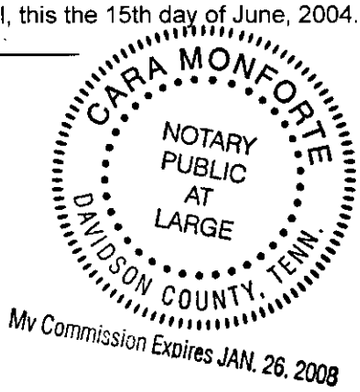
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William J. Tallent and Marjorie L. Tallent, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 15th day of June, 2004.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903