Davidson County DEEDWARR
Recvd: 06/25/04 10:18 2pgs
Fees:13.00 Taxes:314.13
20040625-0075550

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

Commission Expires JULY 30, 2005

P-KW-04-2553

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matilda Bowen	NBank, NA	
2553 Slaydon Drive (ADDRESS)	1255 Lakes Pkwy, Bldg 200, Ste 201 (NAME) (ADDRESS)	072-01-0-104.00
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Lawrenceville GA 30043 (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 DONALD FRITTS, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MATILDA BOWEN, unmarried, 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 situated in Davidson County, Tennessee to wit:

Land in Davidson County, Tennessee, being Lot No. 629 on the Final Paln of Shepardwood Subdivision, Section Six, of record in Plat Book 6900, page 753, Register's Office for said County, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Donald Fritts, a married man by Warranty Deed from Alphonso Jackson, Acting Secretary of Housing and Urban Development, dated March 24, 2004 of record in Instrument No. 20040405-0037853, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This is not now nor has it ever been the principal residence of the Grantor.

unimproved ( )
This is improved (X) property, known as 2553 Slaydon Drive, Nashville, Tennessee 37207
(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.

Donald Fritts

STATE OF Tennessee

COUNTY OF Davidson

I, CAROL A. CLAWSON a Notary Public of the County and State first above written, do hereby certify that Donald Fritts, married personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

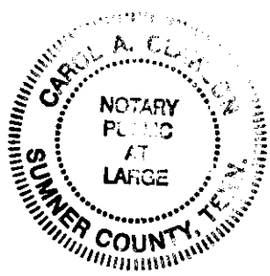
Witness my hand and official seal, this the 15th day of June, 2004.

Carol A Clawson

Notary Public

My Commission Expires: 6-6-06

(SEAL)



~~RETURN TO~~:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

After Recording Return To
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027

04TN03558