STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $162,500.00.

Subscribed and sworn to before me, this 25th day of June, 2004.

My Commission Expires:

Affiant

Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.
MY COMM. EXP. 11/26/05

Davidson County DEEDWARR
Recvd: 06/30/04 11:55 2pgs
Fees:13.00 Taxes:601.25

20040630-0077671

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
FIRST NATIONAL FINANCIAL TITLE SVS, INC.
205 POWELL PLACE
SUITE 227
BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: GWENDOLYN M. REES		NAME: WELLS FARGO HOME MORTGAGE	
STREET ADDRESS: 3536 SEASONS DRIVE		STREET ADDRESS: 1 HOME CAMPUS	
CITY: Nashville	STATE: TENNESSEE	CITY: DES MOINES	STATE: IA
ZIP CODE: 37013		ZIP CODE: 50328-4603	
MAP & PARCEL NO.: 150.12-OA-109.00-CO			

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, LYNN A. BOWLES, AN MARRIED MAN,

HEREINAFTER CALLED GRANTOR HAS, BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO GWENDOLYN M. REES, AN UNMARRIED WOMAN,

HEREINAFTER CALLED GRANTEE, HIS/HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOT NO. 780, PHASE V-D ON THE PLAN OF SOMERSET, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 7900, PAGE 670, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LYNN A. BOWLES BY QUIT CLAIM DEED FROM KIMBERLY JOY BOWLES, DATED 10/22/99, RECORDED 11/01/99, IN BOOK 11723, PAGE 552, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 3536 SEASONS DRIVE, ANTIOCH, TN 37013

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH ALL THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEE, HIS/HER HEIRS AND ASSIGNS, FOREVER; AND I DO COVENANT WITH THE SAID GRANTEE THAT I AM LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAS A GOOD RIGHT TO CONVEY IT, AND THE SAME IS UNENCUMBERED,

UNLESS OTHERWISE HEREIN SET OUT; AND I DO FURTHER COVENANT AND BIND MYSELF, MY HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID GRANTEE, HIS/HER HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER..

WITNESS MY HAND THIS 25TH DAY OF JUNE, 2004.

UNLESS OTHERWISE HEREIN SET OUT; AND I DO FURTHER COVENANT AND BIND MYSELF, MY HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID GRANTEE, HIS/HER HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER.

WITNESS MY HAND THIS 25TH DAY OF JUNE, 2004.

LYNN A. BOWLES

Towana Bowles

TOWANA BOWLES

State } ss t
County of Davidson

On this the 25th day of June, 2004, before me, the undersigned Notary Public, personally appeared Lynn A. Bowles AND Towana Bowlesknown to me (or satisfactorily proven) to be the person whose nameis subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
My commission expires _____

NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TENN.
MY COMM. EXP. 11/26/05

WARRANTY DEED