Realty Title 06
48-A

Please Return To:
Realty Title & Escrow Company, Inc.
808 North Mt. Juliet Road
Mt Juliet, TN 37122

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Maria S. Young
Affiant

Subscribed and sworn to before me, this 23 day of July, 2004.

Robt. Jeer
Notary Public
My commission expires: 11-27-2006

WILSON COUNTY TENN. NOTARY PUBLIC AT LARGE ROBBIN TEAGUE

06-0407-71337

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Diana L. Sullivan	1st Trust Bank for Savings	75-12-0-C
737 Tulip Grove Road	P.O. Box 17257	019.00CO
Hermitage TN 37076	Memphis, TN 38187	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Carolyn J. Bowlds**, unmarried, hereinafter referred to as Grantor, has bargained and sold, and do hereby transfer and convey to **Diana L. Sullivan**, unmarried, hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee being Unit 201, Parcel 19, Building 2 on the Plan of Brookside Park (Villa) Townhomes, Phase 2, of record in Instrument No. 200010100100359, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Carolyn J. Bowlds, unmarried, by deed from NVR, Inc., a Virginia Corporation, trading as Fox Ridge Homes, dated 10-11-01, in Instrument No. 20011017-0113215, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 737 Tulip Grove Road, Hermitage, TN 37076

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 07/27/04 10:41 2pgs
Fees:13.00 Taxes:462.50
20040727-0089542

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 hand this 23 day of July, 2004.

Carolyn J. Bowlds

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Carolyn J. Bowlds, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 23 day of July, 2004.

Robbin Teasley
State of Tennessee at Large

My Commission expires 11/27/06

