Davidson County DEEDWARR
Recvd: 08/17/04 14:16 2pgs
Fees:13.00 Taxes:634.55

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WARRANTY DEED

MARK W. KILPATRIC NOTARY PUBLIC AT LARGE ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 171,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August, 2004

Notary Public

MY COMMISSION EXPIRES: ~~October 14, 2005~~ 4-26-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Thomas J. Haynes, Attorney, 117 North Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Whitney R. Trowbridge (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 181-3
6617 Broken Bow Drive (ADDRESS)	3011 Armory Drive #120 (ADDRESS)	GROUP A
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (CITY) (STATE) (ZIP)	PARCEL 30.00

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, John Ward Bates and wife, Leanne Peebles Bates

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Whitney R. Trowbridge and Steven Boyles and wife, Dorothy Boyles married

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:

BEING all of LOT 30, SECTION ONE, INDIAN CREEK ESTATES according to plat and survey of record in Plat Book 9700 page 556 of the Register's Office for Davidson County, Tennessee to which plat and survey reference is hereby made for more complete details of location and description of said lot.

BEING that same property conveyed to John Ward Bates and wife, Leanne Peebles Bates by deed from Eugene A. Collins and wife, Lisa Dawn Collins of record in Deed Book 11052, Page 259 of the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictive Covenants appearing of record in Book 10752, page 553; Book 11031, page 79; Book 11033, page 509; Book 8955, page 509; instrument #20007270074152; deed of conveyance to homeowner's association in Book 11033, page 519; drainage easement in Book 10729, page 380; and to minimum building setback lines; and any other matters as shown on the Plat of record in Plat Book 9700, page 556; all of the Register's Office for Rutherford County, Tennessee.

unimproved ( )
This is improved (X) property, known as 6617 ~~Holland~~ Broken Bow Drive, Antioch, TN 37013
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hand s this 13th day of August, 2004

John Ward Bates

Leanne Peebles Bates

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Ward Bates and wife, Leanne Peebles Bates

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 Murfreesboro, Tennessee, this 13th day of August, 2004.

Commission expires October 14, 2005

Notary Public

THOMAS J. HAYNES NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public