Davidson County DEEDWARR
Recvd: 09/10/04 13:20 2pgs
Fees:13.00 Taxes:421.80

20040910-0109675

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $114,000.00.

Subsribed and sworn before me this the 2nd day of September, 2004.

MISTY M. SOHRABI
NOTARY PUBLIC
AT LARGE
WILLIAMSON COUNTY, TN

MISTY M. SOHRABI
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
July 24, 2007

Affiant

Notary Public

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 400687
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Daniel A Cox
11 Music Square E. # 305
Nashville, TN 37203

Send tax bills to:
Capital Bank & Trust Company
1820 West End Avenue
Nashville, TN 37203

Map 93-13-A Parcel 305

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Gary Bowie, An Unmarried Man

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Daniel A Cox, Unmarried

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Unit No. 305, on the Plan of Spence Manor Condominiums, according to the Master deed of record in Book 6794, page 219, of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being all of the property conveyed to Gary R. Bowie, Unmarried by Deed of record in Instrument No. 20040505-0051256; said Register's Office.

Subject to taxes for the year 2004, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 11 Music Square E. # 305, Nashville, TN 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 2nd day of September, 2004.

Gary Bowie

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Gary Bowie , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 09/02/04.

My commission expires:

_____

Jennifer Crowell
Notary Public

JENNIFER CROWELL
NOTARY PUBLIC
AT
LARGE
LEWIS COUNTY, TN

JENNIFER CROWELL
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 23, 2006