58A

Please return to:
Grissim Title & Escrow, LLC
2309 Crestmoor Rd, Ste 300
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $ 174,997.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE:

September 28, 2004.

NOTARY PUBLIC

COMMISSION EXPIRES: 5/30/07

NOTARY PUBLIC AT LARGE Robin Jackson My Commission Expires May 30, 2007 STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 10/11/04 08:52 3pgs
Fees:18.00 Taxes:647.49

20041011-0122303

THIS INSTRUMENT PREPARED BY:

Grissim Title & Escrow, LLC

2309 Crestmoor Rd, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Marcus L Townsend 596 Joyce Lane Nashville, TN 37216	**BANK OF AMERICA** **900 W. TRADE STREET GATEWAY VILLAGE** **3RD FLOOR** **CHARLOTTE, NC 28255-0001**	**MAP 61-2/55**

FOR AND IN 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, I/WE, **SANDRA L. COX, UNMARRIED, CONNIE L. BRUGMAN, UNMARRIED, JERRY G. LOMAX AND WIFE, SHERRY BASKIN LOMAX AND LYNN L. LOVVORN AND HUSBAND, RONNIE LOVVORN**

HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **MARCUS L. TOWNSEND, UNMARRIED**

HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Tract 1:
LAND in Davidson County, Tennessee, being Lot No. 334, on the Plan of Gra-Mar Acres, Section XI, as shown on plat of record in Plat Book 2663, page 113, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 334 fronts 182.4 feet on the southeasterly side of Joyce Lane and runs back 133.3 feet on the northeasterly line and 238.6 feet on the southwesterly line to dead line in the rear, which is a broken line, on which it measures 211.6 feet.
Tract 2
Being Parcel No. 1 on an unrecorded Map by Sweeney Clark Realty Company of a part of the west part of Lot No. 4 on the Map of the Subdivision of William Bradford Land of record in Book 547, page 91, Register's Office for said County, and described according to a copy of a survey made by Barge-Waggoner and Sumner, Inc. Engineers, dated January 10, 1963 as follows:
Beginning at a concrete monument at a rear easterly corner of Lot No. 334 as shown on Plan of Section XI of Gra-Mar Acres, of record in Book 2663, page 113, said Register's Office; thence along the easterly rear line of said lot, North 2 degrees 31 feet East 177.4 feet to the corner of said lot and of a Reserved Parcel shown on said Plan; thence South 42 degrees 05 feet East 251.5 feet to a point; thence South 44 degrees 13 feet West 124.9 feet to the point of beginning.

Being the same property conveyed to Sandra L. Cox, Wayne C. Lomax, Connie L. Brugman, Jerry G. Lomax, Lynn L. Lovvorn, as joint tenants, with right of survivorship in Instrument No. 20031121-0169758, Register's Office for Davidson County, Tennessee. THE SAID WAYNE C. LOMAX HAVING SINCE DIED.

SHERRY BASKIN LOMAX, SPOUSE OF JERRY G. LOMAX, JOINS IN THIS CONVEYANCE TO RELINQUISH ANY AND ALL RIGHT, ESPECIALLY MARITAL RIGHTS, WHICH SHE MAY HAVE IN SAID PROPERTY, BY VIRTUE OF THE MARRIAGE.
RONNIE LOVVORN, SPOUSE OF LYNN L. LOVVORN, JOINS IN THIS CONVEYANCE TO RELINQUISH ANY AND ALL RIGHT, ESPECIALLY MARITAL RIGHTS, WHICH SHE MAY HAVE IN SAID PROPERTY, BY VIRTUE OF THE MARRIAGE.
SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS:596 Joyce Lane, Nashville, TN 37216

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. Whenever 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, this date: SEPTEMBER 28, 2004

Jerry B. Lomax

Sherry Badin Lomax

Connie L. Bruggeman

Ronnie A. Lawson

Lynn D. Lawson

Sandra L. Coy

NOTARY ACKNOWLEDGEMENT

(Individual Notary Acknowledgement)
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Sandra L Cox , Connie L. Brugman, Jerry G. Lomax and wife, Sherry Baskin Lomax and Lynn L. Lovvorn and husband Ronnie Lovvorn with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposed therein contained.

Witness my hand and official seal at office at Nashville, TN on this the 28th day of September, 2004.

Sharen L Clevenger

Notary Public

SHAREN L. CLEVENGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Sharen L. Clevenger
My Commission Expires
March 22, 2008
STATE OF TENNESSEE

Commission Expires:

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ and _____ with whom I a personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, a corporation, and that _____as such _____ and _____being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such_____.

Witness my hand and official seal at office in _____, Tennessee on this the _____day of _____.

_____
Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

On this _____day of _____, _____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____, and acknowledged that _____ executed that same as the free act and deed of the said _____.

Witness my hand and official seal at _____, Tennessee, this the _____day of _____, _____.

_____
Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that _____ is the _____of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the purposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____day of _____, _____.

_____
Notary Public

Commission Expires: _____