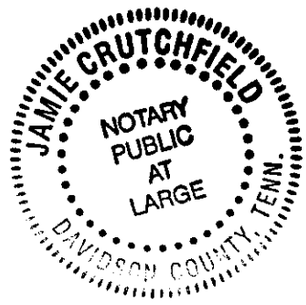
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of October, 2004

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| David Sexton | Countrywide Home Loans, Inc. | Map 150 |
| 3253 Anderson Road | 7105 Corporate Drive | Group 7 |
| Antioch, TN 37013 | Plano, TX 75024 | Parcel 238 |

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, we

**Jeffrey Randall Bowman and wife, Lori Bowman**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**David Sexton and wife, Shannon Sexton**

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:

LAND in Davidson County, Tennessee, being Lot No. 4A, on the Plan of Zone Lot Division, Lots 2, 3, and 4, Lakeshore Woods, Section One, as shown on plat of record in Plat Book 6250, Page 484, amending Book 5200, Page 502, Register's Office for said County.

Said Lot No. 4A fronts 28.23 feet on the southerly margin of Anderson Road, and extends back 149.63 feet to the southwesterly line and 147.44 feet on the northeasterly line to a dead line in the rear; measuring 28.56 feet, thereon.

Being the same property conveyed to Jeffrey Randall Bowman by deed from Regions Bank of Tennessee, of record in Book 9897, Page 276, said Register's Office.

This conveyance is subject to Restrictions of record in Book 6063, Page 351 and Book 6112, Page 546, said Register's Office.

This conveyance is subject to: (1) 2004 Taxes which have been prorated and paid by the Grantors; (2) All matters appearing on the plan of record in Plat Book 6250, Page 484, amending Book 5200, Page 502, said Register's Office.

The said Lori Bowman joins in this conveyance to convey any and all marital interest she may have in said property.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 3253 Anderson Road, Antioch, TN 37013

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.

Davidson County DEEDWARR
Recvd: 10/21/04 08:04 2 pgs
Fees:13.00 Taxes:266.40
**20041021-0126579**

Witness our hands this 15th day of October, 2004.

Jeffrey Randall Bowman

Lori Bowman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey Randall Bowman and wife, Lori Bowman, 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 Nashville, Tennessee, this 15th day of October, 2004.

My Commission Expires: 3/3/07

Notary Public

