

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$74,000.00 Anita Y. Foster 10-20-04
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF October, 2004.
Susan Frensley Newton
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 11-26-2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anita Y. Foster 1614 16th Avenue North Nashville, TN 37208	Washington Mutual Bank P.O. Box 660139 Dallas, TX 95266-0139	Map 81.11 Parcel 364.00

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,

Antonio Tate, married, and William Bowers, single

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Anita Y. Foster, unmarried

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 THE NORTHERLY FIFTY FEET OF LOT NO. 303 IN MCGAVOCK WETMORE AND OTHER 2ND ADDITION, CALLED THE ADDITION TO THE TOWN OF MCGAVOCK, AS OF RECORD IN BOOK 21, PAGE 41, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ANTONIO TATE, A SINGLE PERSON, BY DEED FROM ELLA MAE WALLACE, A SINGLE WOMAN, DATED AUGUST 24, 2000, AND OF RECORD IN INSTRUMENT NUMBER 20010125-0007659, AND RE-RECORDED IN INSTRUMENT NUMBER 20010404-0032997, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY THEN CONVEYED TO ANTONIO TATE, A SINGLE PERSON AND WILLIAM BOWERS, A SINGLE PERSON, BY QUITCLAIM DEED FROM ANTONIO TATE, A SINGLE PERSON, DATED MARCH 22, 2001, AND OF RECORD IN INSTRUMENT NUMBER 20010418-0038072, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS PROPERTY IS NOT NOR HAS EVER BEEN THE PRINCIPAL RESIDENCE OF THE GRANTORS.

This conveyance is made subject to the following:

1) 2005 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 1614 16th Avenue North, Nashville, TN 37208
(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 20th day of October, 2004.

Antonio Tate
Antonio Tate

William Bowers
William Bowers

Davidson County DEEDWARR
Recvd: 10/25/04 08:35 2pgs
Fees:13.00 Taxes:273.80
20041025-0127636

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Antonio Tate, married, and William Bowers, single, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of October, 2004.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

SUSAN FRENSLEY NEWTON
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076