FILE BOX 45

**STATE OF TENNESSEE**
**COUNTY OF ~~WILLIAMSON~~** Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,500.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of October, 2004.

Notary Public

My Commission Expires: 3/31/09

JAMIE CRUTCHFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**WARRANTY DEED**

**THIS INSTRUMENT WAS PREPARED BY**

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 10/25/04 14:15 2pgs
Fees:13.00 Taxes:582.75
20041025-0128078

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jeffrey R. Bowman
3613 Wood Bridge Drive
Nashville, Tennessee 37217

SEND TAX BILLS TO:
First Horizon Home Loan
P. O. Box 146
Memphis, TN 38101

MAP-PARCEL NUMBERS:
136-11-0-039.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Cynthia D. Edwards formerly known as Cynthia M. Warren, married** * hereinafter referred to as Grantors, hereby transfers and conveys to **Jeffrey R. Bowman, married,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 382, on the Plan of Priest Lake Park, Section 6, of record in Plat Book 5050, page 21 and 22, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Steven R. Warren and wife, Cynthia M. Warren by Warranty Deed from Robert G. Howard and wife, Patricia A. Howard of record in Book 10376, page 497, Register's Office for Davidson County, Tennessee.

Steven R. Warren is deceased and Cynthia M. Warren has since remarried.

*John M. Edwards, husband of Cynthia D. Edwards, joins in this instrument to convey any and all interest he has in said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 5050, Page 21 and 22, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 5097, Page 566, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien now due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 3613 Wood Bridge Drive, Nashville, Tennessee 37217.

**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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 15th day of October, 2004.

**Cynthia D. Edwards**

John M. Edwards

**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 Cynthia D Edwards and John M. Edwards, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of October, 2004.

Notary Public

My Commission Expires: 11/17/05

WILLIAMSON COUNTY, TN NOTARY PUBLIC AT LARGE DONALD R. BARRETT, JR.

11252-BP