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Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 10/27/04 09:55 2pgs
Fees:13.00 Taxes:590.15

20041027-0129060

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $159,500.00

Affiant

Subscribed and sworn to before me, this 22nd day of October, 2004.

Notary Public
My commission expires: 3/14/2005

03-0409-32234

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Loren C. Market	U.S. Bank, N.A.	109-05 3.00
1229 Reelfoot Circle	4801 Frederica St.	
Nashville TN 37214	Owensboro, KY 42301	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael L. Downing and wife, Katherine E. Zale, now Downing, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Loren C. Market and Cynthia L. McGuire, hereinafter called the Grantees, their successors 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. 97, on the Plan of Reelfoot, Section Two, of record in Book 5200, Page 727, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Michael L. Downing and wife, Katherine E. Zale, by deed from Eugene J. Senibaldi and wife, Tamara A. Senibaldi, of record in Book 10252, Page 898, Register's Office for Davidson County, Tennessee. Michael L. Downing and Katherine E. Zale having since married.
>
> Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 1229 Reelfoot Circle, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 22nd day of October, 2004.

Michael L. Downing

Katherine E. Zale Downing

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael L. Downing and Katherine E. Zale Downing, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 22nd day of October, 2004.

Notary Public
State of Tennessee at Large

My Commission expires
11-27-2006

