return to:

[redacted]

This Instrument Prepared By:	Owner:	Send Tax Bills To:
R. W. Hardison, Attorney at Law 506 N. High Street Post Office Box 1967 Columbia, TN 38401	Francis Y. Thigpen and wife Ann B. Thigpen 246 Myhr Green Nashville, TN 37221	Countrywide Home Loans, Inc. P.O. BOX 10423 Van Nuys, CA 91410-0423

GENERAL WARRANTY DEED

This indenture is made and entered into this 29th day of October, 2004 between Martin Howard Bowman*(hereinafter referred to as "GRANTOR") and Francis Y. Thigpen and wife Ann B. Thigpen (hereinafter referred to as "GRANTEE").

*, a single person

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of land:

LAND in Davidson County, Tennessee, being UNIT No. 49, Phase IV, on the plan of Ashley Green Condominium created under Title 66, Chapter 27, Sections 101 et seq., as amended, Tennessee Code Annotated, according to the Master Deed of record in Book 7184, page 44, as corrected in Book 7467, page 279 and as amended in Book 7482, page 312, in the Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit D of said Master Deed. Reference is hereby made to the plat of Ashley Green, as set forth in Exhibit C of said Master Deed, for a more complete identification and description of such unit.

BEING the same property conveyed to Martin Howard Bowman and wife Jeanne M. Bowman by instrument of record in Book 8405 at page 50 in the Davidson County, Tennessee Register of Deeds office. Jeanne M. Bowman has died leaving Martin Howard Bowman as the surviving tenant by the entirety.

Tax Parcel # 142.07-0C-049.00-CO

The above-described property is the same property contained in the prior deed and no new survey is available.

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered, except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

Davidson County DEEDWARR
Recvd: 11/03/04 15:31 2pgs
Fees:13.00 Taxes:610.50
20041103-0132728

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Martin Howard Bowman

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared Martin Howard Bowman, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes contained therein.

Witness my hand and seal in Brentwood, Tennessee this 29th day of October, 2004.

R. W. HARDISON NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN

NOTARY PUBLIC
Commission Expires: 2-20-2007

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $165,000.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 29 DAY OF October, 2004.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: _____

EMILY H. PROPHET NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

EMILY H. PROPHET
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 26, 2008