This instrument prepared by:
Claiborne K. McLemore III
McLemore & Rollins
1211 Sixteenth Avenue, South
Nashville, Tennessee 37212

Davidson County DEEDWARR
Recvd: 11/19/04 15:25 4pgs
Fees:23.00 Taxes:1443.00
20041119-0139407

Address of New Owner:	Send Tax Bills To:	Property Identification
Jennie G. Bowman 3614 Chalmette Court Nashville, TN 37215	-same-	117 01 0C 007.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, DUNKLIN C. BOWMAN, JR., an unmarried person (the "Grantor") has this day bargained and sold, and does hereby transfer and convey to JENNIE G. BOWMAN (the "Grantee"), her heirs, successors and assigns forever, the following land in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being a part of the Condominium Site Plan of Lots Nos. 4 and 5, Chalmette Square, as of record in Book 5200, page 36, Register's Office for said County, the part hereby described being:

Unit No. 4A, on said Plan as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to Chalmette Square, as of record in Book 5267, page 755, said Register's Office.

Being the same property conveyed to Dunklin C. Bowman, Jr and wife, Virginia G. Bowman, by deed of record in Book 7385, page 63, Register's Office for Davidson County, Tennessee. The said Virginia C. Bowman has since died, leaving the Grantor, Dunklin C. Bowman, Jr., as the sole owner.

This property is subject to:

1. 2004 property taxes which have been pro-rated and assumed by the Grantee.

2. The Plan of record in Book 5200, page 36, Register's Office for Davidson County, Tennessee shows an Owner's Certificate, certain setback lines and certain easements; reference to which plan is here made for the exact location and dimensions thereof.

3. Easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5202, page 321, and Book 5240, page 794, Register's Office for Davidson County, Tennessee.

4. The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in §66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof, and is subject to the By-laws for Chalmette Square Homeowners' Association of record in Book 5267, page 777, said Register's Office; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing the Horizontal Property Regime of Chalmette Square of record in Book 5267, page 755, said Register's Office, and the Amendment to Master Deed of record in Book 5441, page 647, Register's Office for Davidson County, Tennessee.

5. Such other matters affecting the property as may appear of record.

This is improved property known generally as 3614 Chalmette Court, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest thereto belonging, to the said Grantee and her heirs, successors and assigns, forever. AND THE GRANTOR covenants that he is lawfully seized and possessed of said real

estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. The Grantor further covenants and binds himself, his heirs, successors and assigns to warrant and forever defend the title to said real estate to said Grantee, her heirs, successors and assigns against the lawful claims of all persons.

WHENEVER used, the singular shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has executed this instrument on the 17th day of November, 2004.

Dunklin C. Bowman Jr.
DUNKLN C. BOWMAN, JR.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Nancy Bowen, a Notary Public in and for said County and State, personally appeared DUNKLIN C. BOWMAN, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office in Nashville, Tennessee, this 17th day of November, 2004.

Nancy Bowen
NOTARY PUBLIC

My commission expires:

11-08-2008

NANCY BOWEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $390,000.00.

Affiant

Subscribed and sworn to before me,
this 19th day of November, 2004.

NOTARY PUBLIC

My commission expires: 11-08-2008

NANCY BOWEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

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