WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Karen D. Bowman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF NOVEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 11/24/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen Bowman	SAME	MAP 72-15 PARCELS 125 & 126
(NAME)	(NAME)	
1613 Rebecca Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 12/03/04 14:46 2pgs
Fees:13.00 Taxes:307.10
20041203-0144442

FOR AND 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, **XAVIER PROPERTIES by Larry J. Burge as Sole Proprietor,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KAREN BOWMAN**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I:
Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of W.F. Moore's Subdivision of Lots 11, and 14 in the Brownsville Plan, as of record in Book 161, Page 128, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

TRACT II:
Being certain property in Davidson County, Tennessee, located on Rebecca Street, being 28 x 158. Further described as Field Book No. 15DA 33500, Map and Parcel No. 72-15-125 of Tax Assessor's Office Davidson County, Tennessee.

Being the same property conveyed to Xavier Properties by Warranty Deed recorded in Book 7204, Page 762, and in Book 8469, Page 946 Register's Office for Davidson County, Tennessee.

This is not the principal residence of the grantor.

This is the same legal description as on the previous deeds of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is improved property, known as 1613 Rebecca Street, Nashville, TN 37216
(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 my hand(s) this 29th day of November, 2004.

Xavier Properties

BY: LARRY J. BURGE, as Sole Proprietor

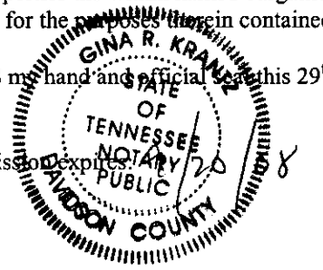
Larry J. Burge

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the County and State aforesaid, personally appeared, LARRY J. BURGE, with whom I am personally acquainted and who upon oath(s) acknowledged himself to be the sole proprietor of the Xavier Properties the within named bargainor, and that he as such owner being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name Larry J. Burge, as Sole Proprietor.

WITNESS my hand and official seal this 29th day of November, 2004.



NOTARY PUBLIC

My commission expires: April 20, 2008