REALTY TITLE IS
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REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/07/04 10:17 2pgs
Fees:13.00 Taxes:1086.88

20041207-0145549

G-CBB-04-1748

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $293,750.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF December, 2004.

Notary Public

MY COMMISSION EXPIRES: 02-04-07

(AFFIX SEAL)

KARIN S. YOUNG NOTARY PUBLIC AT LARGE WILSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Bowman Jr.	Wells Fargo Bank, NA	
1748 Hickory Bark Lane (ADDRESS)	(NAME) P.O.Box 5708 (CPI#708) (ADDRESS)	172-14-0-A-141.00 CO
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Springfield, OH 45501 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN D. CLEGG AND WIFE, M. KATHRYNN CLEGG, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT E. BOWMAN JR. AND WIFE, KHRISTI W. BOWMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Lot 70, WEXFORD DOWNS SECTION 3, as shown on plat of record in Instrument No. 20000810-0079246, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to John D. Clegg and M. Kathrynn Clegg, husband and wife by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, recorded the 13th day of August, 2002 in Instrument No. 20020813-0098038, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Instrument No. 200008100079246; Instrument No. 200008100079498; Book 10292, page 51; Book 10792, page 822, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1748 Hickory Bark Lane, Nashville, Tennessee 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 3rd day of December, 2004.

John D. Clegg by John Herndon, Attorney-in-Fact

M. Kathrynn Clegg by John Herndon, Attorney-in-Fact

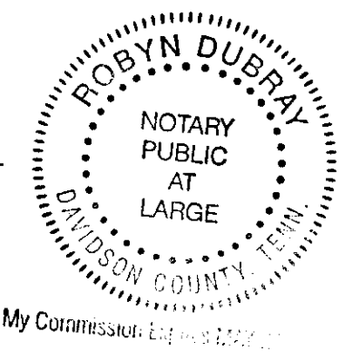
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared John Hendon, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of John D. Clegg and M. Kathrynn Clegg and acknowledged that he/she executed the same as the free act and deed of the said John D. Clegg and M. Kathrynn Clegg.

Witness my hand and official seal at
_____
on this the 3rd day of December, 2004.

_____
NOTARY PUBLIC

My Commission Expires: 5/24/08



My Commission Expires [illegible]

~~RETURN TO:~~

2012 21st Avenue South
Nashville, TN 37212

615.383.2903