RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
04TN08074

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/05/05 10:47 2 pgs
Fees:13.00 Taxes:240.50

20050105-0001768

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 31st day of December, 2004.

Notary Public

MY COMMISSION EXPIRES:

NOTARY PUBLIC
Pamela B. Matheney
My Commission Expires
October 20, 2008
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Bowers	**Americas Wholesale Lender**	
3206 Torbett Street	**P.O. Box 10212**	**092-05-0-314.00**
Nashville, TN 37209	**Van Nuys, CA 91410**	

FOR AND IN 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, WE,

Diane Rand and husband, Timothy Ward

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kenneth Bowers, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 49 and the east 19-1/2 feet of Lot No. 50 on the Map of George E. Jackson's Subdivision of the Marable Lot, of record in Book 161, page 86, Register's Office for Davidson County, Tennessee:

Said lot and part of lot adjoin and front together 58-1/2 feet on the northerly side of Torbett, formerly Murry Street and run back between parallel lines, along the westerly margin of an alley, 115 feet to an alley in the rear.

Being the same property conveyed to Diane Rand, by Warranty Deed from Senior Citizens, Inc., dated 8-14-03 and recorded 8-19-03 in Instrument No. 20030819-0120132, and being the same property previously conveyed to Janie L. Anderson, by Quitclaim Deed from Anthony Edwarde Ward, a single person, dated 8-24-95 and recorded 8-29-95 in Book 9776, page 694, Register's Office for Davidson County, Tennessee. The said Senior Citizens, Inc. having been appointed Conservator for Janie Anderson and having been given authority to convey said property, by Order filed in the Probate Court for Davidson County, Tennessee, Case No. 02P-1750.

Timothy Ward, husband of Diane Rand, joins in this Warranty Deed only for the purpose of conveying such marital interest, if any, that he may have in and to said property.

Unimproved ( )
This is improved (X) property known as **3206 Torbett Street, Nashville, TN 37209**
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 our hands this 31st day of December, 2004.

Diane Rand

Timothy Ward

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Diane Rand** and husband, **Timothy Ward** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 31st day of December, 2004.

Commission Expires:_____ Pamela B. Matheney
Notary Public

PAMELA B. MATHENEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC
AT LARGE
Pamela B. Matheney
My Commission Expires
October 20, 2008
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____ , Tennessee, this 31st day of December, 2004.

My commission expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 2004, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as **his/her** Attorney in Fact, and acknowledged that **he/she** executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____ , Tennessee, this 31st day of December, 2004.

My commission expires:_____ _____
Notary Public