WARRANTY DEED

G-CD-04-0179

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF January, 2005.

Notary Public

MY COMMISSION EXPIRES 5/24/08

(AFFIX SEAL) NOTARY PUBLIC AT LARGE

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
Jeffrey Bowman	American Home Mortgage	
180 9th Avenue N., #602	(NAME) 520 Broadhollow Road	93-5-4-A-003CO
(ADDRESS) Nashville, Tennessee 37203	(ADDRESS) Melville, NY 11747	
(CITY) (STATE) (ZIP)	(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 RONALD M. MCCLARON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEFFREY 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:

Land in Davidson County, Tennessee, being Unit 3 of the Church Street Condiminums, a Horizontal Property Regime, as of record in the Master Deed of record as Instrument No. 20001110-0112118, together with the undivided insterest in and to each unit, reference to which is made for a more complete and accurate legal description.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 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 the administration thereof; also subject to the 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Westview of record in Instrument No. 200011100112118 Register's Office for said County.

Being a portion of the same property conveyed to Ronald M. McClaron by Quitclaim Deed dated September 30, 2003, and filed for recording in Instrument No. 20040709-0082014, July 9, 2004, Register's Office for Davidson County.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

*unmarried

unimproved ( )
This is improved (X) property, known as 180 9th Avenue N., #602, Nashville, Tennessee 37203
(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 20th day of January, 2005.

Ronald M. McClaron

Ronald M. McClaron

Davidson County DEEDWARR
Recvd: 01/25/05 14:53 2 pgs
Fees:13.00 Taxes:1295.00

20050125-0009227

STATE OF Tennessee
COUNTY OF Davidson

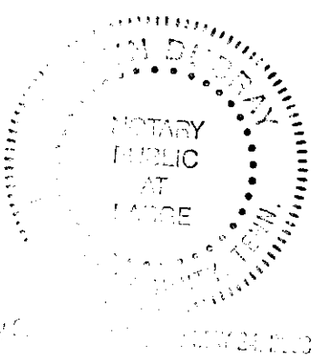
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronald M. McClaron, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal this the 20th day of January, 2005.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903