WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,800.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of March, 2005

_____
Notary Public:

MY COMMISSION EXPIRES: 1-27-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jeff Bowen	American Home Mortgage Network, Inc.	Map 86
1132 Jacksons View Road	11625 Rainwater Dr., Bldg. 500, Ste.	Group 7
Hermitage, TN 37076	650 Alpharetta, GA 30004	Parcel 23

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

Anthony G. Silva and wife, April Silva

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto ~~Jeff Bowen and Melissa Laymance~~ JEFFREY BOWEN
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:

BEING Lot No. 62, on the Plan of Jackson's Retreat, Phase I, Section 2, of record in Plat Book 5200, Pages 334 and 335, Register's Office for Wilson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Anthony G. Silva by deed from Wayne E. Wantz, Jr. and wife, Christina M. Wantz of record in Instrument 20010418-0038329, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 5741, Page 360 and Book 5745, Page 294, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Pages 334 and 335, said Register's Office.

The said April Silva joins in this conveyance to convey any and all marital interest she may have in said property.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1132 Jacksons View Road, Hermitage, TN 37076

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 this 1st day of March, 2005.

_____
Anthony G. Silva

_____
April Silva

Davidson County DEEDWARR
Recvd: 03/07/05 15:24 2 pgs
Fees:13.00 Taxes:476.56

20050307-0024907

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anthony G. Silva and wife, April Silva, 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 Mt. Juliet, Tennessee, this 1st day of March, 2005.

My Commission Expires: 01/27/07

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.