This instrument prepared by:
Brenda R. Lehman, Attorney At Law, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

Davidson County DEEDWARR
Recvd: 04/01/05 10:06 3 pg:
Fees:18.00 Taxes:514.30
20050401-0035335

File No.: **2120-786410**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Thirty-first day of March, 2005**, by and between **Jonathan D. Owens**, parties of the first part, and **Kenneth E. Tempelmeyer and wife, Doris M. Tempelmeyer**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 210 ON THE PLAN OF HILLSBORO STATION CONDOMINIUMS OF RECORD IN PLAT BOOK 6250, PAGES 751 AND 753, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF HILLSBORO STATION, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED AND BY-LAWS OF RECORD IN BOOK 6740, PAGE 37, AMENDED IN BOOK 8140, PAGE 689, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO KATHERINE C. OWENS, AND JONATHAN D. OWENS, HUSBAND AND WIFE BY WARRANTY DEED FROM JULIE ALICIA BOYD, AND HUSBAND, PETER DAMP, RECORDED THE 28TH DAY OF MAY, 2003 IN INSTRUMENT NO. 20030528-0071952, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE PROPERTY HAVING SINCE BEEN DIVESTED FROM KATHERINE C. OWENS AND VESTED SOLELY IN JONATHAN D. OWENS PURSUANT TO AGREED FINAL DECREE OF DIVORCE, DOCKET NO. 2004-18800 IN THE DISTRICT COURT 247 JUDICIAL DISTRCT OF HARRIS COUNTY, TEXAS DATED JUNE 25, 2004.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **117-3D-210co**
XX Improved OR
Unimproved property located at: **210 Hillsboro Place, Nashville, Tennessee 37215**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Jonathan D. Owens

STATE OF **TEXAS**

COUNTY Harris OF

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Jonathan D. Owens** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **his** free Act and Deed.

Witness my hand and Notarial Seal this **Thirty-first day of March, 2005.**

Notary Public

My Commission Expires: January 8, 2009

PATRICIA C. SWINNEY NOTARY PUBLIC STATE OF TEXAS EXPIRES JAN. 8, 2009

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Owner's Name: **Kenneth E. Tempelmeyer and Doris M. Tempelmeyer**

and Address: ~~**210 Hillsboro Place Nashville, TN 37215**~~ 2020 Dunedin Cove Old Hickory, TN 37138

Mail tax bills to, (Person or Agency responsible for payment of taxes)
SAME

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$139,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kenneth E. Tempelmeyer
Affiant

Subscribed and sworn to before me this **Thirty-first day of March, 2005.**

Brenda R Lehman
Notary Public

My Commission Expires: 3/10/07

