WARRANTY DEED

20B

Davidson County DEEDWARR
Recvd: 05/02/05 15:59 2 pgs
Fees:13.00 Taxes:368.15
20050502-0048776

DORIS COLEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,500.00

Lamont Walton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April 2005

Doris Coley
Notary Public

MY COMMISSION EXPIRES: 10/26/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lamont Walton (NAME)	Realty Mortgage Corporation (NAME)	MAP 052-05
312 Madison Blvd. (ADDRESS)	7000 Executive Center Drive #200 (ADDRESS)	PARCEL 034
Madison, TN 37115 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

FOR AND 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, Jared T. Bowlin and wife, Jennifer A. Bowlin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lamont Walton, 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. 4 of Block "J" on the Revised Plan of Power and Roth's Madison Park Subdivision, as shown of record in Book 843, Page 7, Register's Office for Davidson County, Tennessee.

SAID Lot No. 4 fronts 59 feet on the South side of Madison Boulevard and runs back between lines, 149 1/2 feet on the West line and 144 feet on the East line to a dead line on which it measures 59 feet.

Being the same property conveyed to Jared T. Bowlin by Warranty Deed from William H. Dews and Karen L. Trotter and Patsy O'Bryan and John C. Dews, dated September 20, 2004, of record by Instrument No. 20041028-0129704 and by Trustee's Deed of record by Instrument No. 20041028-0129700 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

Jennifer A. Bowlin joins in this conveyance for the purpose of conveying all right, title and interest in and to said property, marital or otherwise.

Jennifer A. Bowlin executes this Instrument as Attorney-in-Fact on behalf of Jared T. Bowlin pursuant to Specific Power-of-Attorney of record by Instrument No. 20050502-0048775, Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property, known as 312 Madison Boulevard, Nashville, TN 37208 / Madison, TN 37115
(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 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 hand s this 28th day of April, 2005

Jared T. Bowlin
By: Jared T. Bowlin by Jennifer A. Bowlin
Jennifer A. Bowlin, Attorney-in-fact

Jennifer A. Bowlin
Jennifer A. Bowlin

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer A. Bowlin the bargainor____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 28th day of april, 2005.

My Commission Expires: 9/22/07

Notary Public

DANIEL L. WISCHOF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for said County and State 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, a corporation, and that _____ as such _____ and _____ being authorized to do so, execute 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 office in _____, Tennessee on this the _____ day of _____, _____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

On this 28th day of April, 2005, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jennifer A. Bowlin to me known to be the person who executed the foregoing instrument in behalf of Jared T. Bowlin, and acknowledged that she executed the same as the free act and deed of the said Jared T. Bowlin.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 28th day of April, 2005.

My Commission Expires: 9/22/07

Notary Public

DANIEL L. WISCHOF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that _____ is the _____ of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the purposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____ day of _____, _____.

Notary Public

My Commission Expires:_____