Davidson County DEEDWARR
Recvd: 05/09/05 08:28 2 pgs
Fees:13.00 Taxes:506.90

20050509-0051659

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF April, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) My Commission Exp. Jan. 26, 2008

DENISE E. COLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

WARRANTY DEED

G-RMAX-05-116

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
Spencer Robert Charles	Spencer Robert Charles	
116 Castlegate Circle	(NAME) 116 Castlegate Circle	
(ADDRESS) Nashville, Tennessee 37013	(ADDRESS) Nashville, TN 37013	Map Parcel 136-14-28.00
(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 RICHARD D. OWENS,UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SPENCER ROBERT CHARLES AND WIFE, YVONNE MARIE CHARLES, 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 Lot 28, SECTION I, CASTLEGATE, as shown on plat of record in Plat Book 4460, Page 115, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Richard D. Owens, unmarried, by Warranty Deed from Steven A. Quast and wife, Rita A. Quast, recorded the 8th day December, 1995 in Deed Book 9883, Page 98, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Plat Book 4460, page 115 and Book 4649, page 295, in the Register's Deed, Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 116 Castlegate Circle, Nashville, Tennessee 37013
(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 29th day of April, 2005.

Richard D. Owens by John Thomas as Attorney in Fact

Richard D. Owens by John Thomas as Attorney in Fact

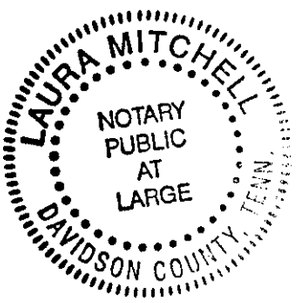
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared John Thomas, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Richard D. Owens and acknowledged that he/she executed the same as the free act and deed of the said Richard D. Owens.

Witness my hand and official seal at
Nashville, TN
on this the 29th day of April, 2005.

Laura Mitchell
NOTARY PUBLIC

My Commission Expires: 5/28/06



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903