Davidson County DEEDWARR
Recvd: 06/02/05 11:08 2 pgs
Fees:13.00 Taxes:439.93

20050602-0062374

R. MARK DOUGALL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,900.00.

Elisha Gulla
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF April, 2005

NOTARY PUBLIC

My Commission expires: 9.16.07

THIS INSTRUMENT PREPARED BY:
Capital Title & Escrow, LLC 2525 West End Ave., Ste. 940, Nashville, TN 37203

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Michael Gulla.		Map 142-6
Elisha Gulla (NAME)	Integrity Mortgage Group (NAME)	
127 Williamsburg (ADDRESS)	128 Holiday Crt #112 (ADDRESS)	Group C
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Franklin TN 37067 (CITY) (STATE) (ZIP)	Parcel 11

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I

Norman W. Bowen, Sr.

hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey unto

Michael D. Gulla and Alisha M. Gulla, husband and wife

hereinafter called the **GRANTEES**, their successors and assigns, a certain tract or parcel of land, situated in **Davidson County**, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 72A, as shown on the map entitled Doral Country Villa, Section 4, of record in Plat Book 5050, page(s) 61, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Norman W. Bowen, by deed of record in Book 7919, page 238, said Register's Office

Master Deed of record in Book 5011, page 395, as amended in Book 5015, page 251, Book 5048, page 715, Book 5119, page 749, Book 5157, page 252, and Book 5157, page 254, Register's Office for said County.

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

Taxes for the year 2005 have been prorated and assumed by Grantee(s)

Norman Bowen, Sr. has since married Diane Bowen.

The legal foregoing is the same legal description as appears in the previous deed of record.

The improved property is located at 127 Williamsburg, Nashville, TN 37221

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, forever. We covenant with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hands this 16 day of May, 2005.

Norman W. Bowen, Sr.

ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Norman W. Bowen, Sr.**, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 16th day of May, 2005.

My Commission expires:
6-26-07

KRIS MORSS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

Notary Public