This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 017000
PARCEL: 037.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Roberta W. Bowen and husband, Emory Bowen
2466 Union Hill Road
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 07/14/05 14:43 2 pgs
Fees:13.00 Taxes:518.00
20050714-0081925

WARRANTY DEED

THIS INDENTURE, made this 13th day of July, 2005 between

Roger Bowen

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Roberta W. Bowen and husband, Emory Bowen

of Davidson County, Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, as follows:

Lot Number 1 on the Final Plat of Trent L. Dorris Property of record in Book 6050, Page 328, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Roger Bowen by Cash Deed dated 4/11/03 from Mel Martinez, Secretary of Housing and Urban Development of Washington, D.C. of record in Instrument Number 20030508-0061700, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2005 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Roger Bowen by Kenny Bowen

Roger Bowen by Kenny Bowen
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of July 2005, before me personally appeared Kenny Bowen to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained in behalf of Roger Bowen acknowledged that such person executed the same as the free act and deed of Roger Bowen.

Notary Public

My Commission Expires: 9/30/06

STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $140,000.00.

Affiant

Sworn to and subscribed before me, this 13th day of July, 2005.

Notary Public

My Commission Expires: 9/30/06

STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY