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Davidson County DEEDWARR
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Fees:13.00 Taxes:499.13
20050728-0088285

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $134,900.00

Kathryn Bowers
Affiant

Subscribed and sworn to before me, this 26 day of July, 2005.

KATHLEEN A. TATUM NOTARY PUBLIC LAW WILSON COUNTY TENN.

Notary Public
My commission expires: 02-24-08

06-0506-71825

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Kathryn Bowers	Mortgage Investors Group	Map 061-10-0-188.00
5025 English Village Drive	8320 East Walker Springs Lane	
Nashville TN 37211	Knoxville, TN 37923	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Susan Ashly Eason**,fka Nelms, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kathryn Bowers**, hereinafter called the Grantees, their successors 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. 153, on the Plan of Phase Two, Villages of Brentwood, a Planned Unit Development of record in Plat Book 6250, Page 169, as corrected in Plat Book 8484, Page 140, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jason D. Nelms and wife, Susan E. Nelms, by deed from Philip M. Erb and wife, Shanin M. Erb, dated October 25, 2002, of record in Instrument No. 20021101-0134327, Register's Office for Davidson County, Tennessee. Being further conveyed to Susan Ashly Eason, by quitclaim deed from Jason Donald Nelms, of record in Instrument No. 20040803-0092587, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5025 English Village Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 26 day of July, 2005.

Susan Ashly Eason

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Susan Ashly Eason, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 26 day of July, 2005.

Kathleen A. Tomlinson
State of Tennessee at Large

My Commission expires 02/24/08

