Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 08/01/05 08:45 2 pgs
Fees:13.00 Taxes:443.63

20050801-0089297

# WARRANTY DEED

Preparer's File #-05G0414

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00 .

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

x Sara Fowler
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21st DAY OF JULY, 2005.

Notary Public

My Commission Expires: 7/17/06

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
**ESCROW SERVICES OF TENNESSEE, LLC**
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Sara Fowler and Lonnie Fowler | Churchill Mortgage Corporation | 83-13-167 |
| 1201 Boscobel Street | 761 Old Hickory Blvd., Suite 401 | |
| Nashville, TN 37206 | Brentwood, TN 37027 | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, KENNETH HANSEN AND WIFE, DIANE HANSEN AND ELIZABETH ANN HANSEN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto SARA FOWLER AND LONNIE FOWLER, Wife and Husband, 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:

Tax/Map ID: 83-13-167

Land in Davidson County, Tennessee, being Lot No. 141, East Edgefield Addition, of record in Plat Book 21, page 147, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Elizabeth Ann Hansen and Kenneth Hansen and wife, Diane Hansen, as Tenants in Common with right of survivorship by deed from Roy H. Hutchison, unmarried of record in Instrument No. 20020201-0014147, filed on 02-01-02, said Register's Office.

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

( ) unimproved
This is ( X ) improved property known as **1201 Boscobel Street, Nashville, Tennessee 37206**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 **21st** day of **July, 2005**:

Kenneth Hansen by Elizabeth Ann Hansen atty in fact
Kenneth Hansen

Diane Hansen by Elizabeth Ann Hansen atty in fact
Diane Hansen

Elizabeth Ann Hansen

**STATE OF TENNESSEE**

**COUNTY OF WILLIAMSON**

**Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ELIZABETH ANN HANSEN, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at** Brentwood, TN, **this 21st day of July, 2005.**

**Notary Public**

**My Commission Expires:** 7/17/06




State of Tennessee
County of Williamson

On this 21st day of July, 2005, before me personally appeared *Kenneth Hansen and Diane Hansen, by Elizabeth Ann Hansen, as their Attorney In Fact*, to me known or proved to me on the basis if satisfactory evidence to be the person who executed the foregoing instrument in behalf of *Kenneth Hansen and Diane Hansen*, and who acknowledged that such person executed the same as the free act and deed of *Kenneth Hansen and Diane Hansen*.

In witness whereof, I have hereunto set my hand and notarial seal.

Notary Public

My Commission Expires: 7/17/06

