Davidson County DEEDWARR
Recvd: 08/22/05 14:06 1 pgs
Fees:13.00 Taxes:1261.70

20050822-0099826

WARRANTY DEED

Judy A. Lehman
State of Tennessee Notary Public
Williamson County

BW-20050200

STATE OF Tennessee

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $341,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18th DAY OF August, 2005.

(Affix Seal) Notary Public

My Commission Expires: 3-10-07

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY
118 Seaboard Lane, Suite 102
Franklin, Tennessee 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
James E. Pate and wife, Cheryl A. Pate	Same	160-10-0-A 013.00
5328 Heatherwood Drive		
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, RAYMOND W. BOWLING AND WIFE, SUSAN R. BOWLING, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JAMES E. PATE AND WIFE, CHERYL A. PATE, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 13 on the Plan of Heatherwood of record in Plat Book 6900, page 897, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Raymond W. Bowling and wife, Susan R. Bowling from Joseph P. Wienecke and wife, Lisa H. Wienecke by Warranty Deed dated March 6, 1995 and recorded March 7, 1995 in Boo 9612, page 914, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 5328 Heatherwood Drive, Brentwood, Tennessee 37027.

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 18th day of August, 2005:

Raymond W. Bowling

Susan R. Bowling

STATE OF Tennessee

COUNTY OF WILLIAMSON

Personally appeared before me, Angie McClanahan, a Notary Public in and for said County and State, the within named RAYMOND W. BOWLING AND WIFE, SUSAN R. BOWLING, the bargainor(s), with whom I am personally acquainted or proved to me on 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 Franklin, Tennessee, this 18th day of August, 2005.

Notary Public
My Commission Expires: 7-19-08

ANGIE MCCLANAHAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN