Davidson County DEEDWARR
Recvd: 08/31/05 15:12 2 pgs
Fees:13.00 Taxes:830.90
20050831-0104589

40-A

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Timothy Stowell
1619 Villa Place
Nashville, TN 37212

SEND TAX BILL:

New Owner

MORTGAGEE:
N/A

MAP AND PARCEL:
Map 104-8
Parcel 369

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Virginia A. Parker**, unmarried, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Timothy Stowell**, ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land in Davidson County Tennessee, being part of Lot No. 53 on the O. B. Hayes Plan of large Lots called "Rokeby" of record in Book 21, page 87, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of Villa Place, formerly Villa Street, at a point 60 feet northerly from the south line of said lot; thence with the westerly margin of Villa Place, northerly 55 feet; thence westerly parallel with the south line of said lot, 150 feet more or less, to the easterly margin of a proposed alley; thence with the easterly margin of said proposed alley, southerly 55 feet; thence easterly 150 feet, more or less, to the beginning.

Being the same property conveyed to Virginia A. Parker by deed form Catherine H. Snider of record in Book 9108, page 932, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 1619 Villa Place, Nashville, TN 37212.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 31st day of August, 2005.

Virginia A. Parker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Virginia A. Parker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 31st day of August, 2005.

Notary Public

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $224,567.00.

AFFIANT

Subscribed and sworn to before me
this 31st day of August, 2005.

NOTARY PUBLIC

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009