Davidson County DEEDWARR
Recvd: 11/23/05 14:14 2 pgs
Fees:13.00 Taxes:1587.30

20051123-0141976

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $429,000.00. Emily R. Bowden Affiant Subscribed and sworn to before me, this 21st day of November, 2005. Notary Public My Commission Expires: My Commission Expires JULY 21, 2007

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Address New Owner As Follows: James Bowden et ux 2003 Lombardy Avenue Nashville, TN 37215	Send Tax Bills To: SAME	Map-Parcel Number: 117-07-0; 044.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES D. CHAMBLIN, II, and wife, RACHEL V. CHAMBLIN**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **JAMES BOWDEN and wife, EMILY R. BOWDEN**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 14 on the Plan of the A.B. Montgomery Land as of record in Plan Book 1, page 22, Chancery Court of Nashville. Being part of Lots Nos. 38, 39 and 40 of Block "A" on the Map of Walter Stokes Home Place Subdivision, as of record in Book 974, page 92, Register's Office for said County, described according to a survey made by Hal R. Swann, Jr., Surveyor, April 30, 1949, and more fully described as follows:

Beginning on the southerly margin of Lombardy Avenue at the northeast corner of the property conveyed to Walter S. Blankenship by deed from Robert H. Perry and wife, of record in Book 1284, page 283, said Register's Office; thence with Blankenship's easterly line southerly 203 feet to an iron pin, Blankenship's southeast corner; thence eastwardly 150 feet to an iron pin; thence northwardly 178.7 feet to an iron pin at the southerly margin of Lombardy; thence with said Avenue westwardly 100 feet to the beginning.

Being the same property conveyed to James D. Chamblin, II, and wife, Rachel V. Chamblin, by deed from Mary Vermillion Phillips and husband, Joe Rea Phillips, of record in Book 11311, page 716, Register's Office for Davidson County, Tennessee.
This conveyance is made subject to:

1. Sanitary Sewers and/or Storm Drainage Easement of record in book 4088, page 893, said Register's Office..

2. All matters as shown on the Plan of record in Book 974, page 92, Register's Office for Davidson County, Tennessee.

This is improved property known as 2003 Lombardy Avenue, Nashville, TN 37215

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 and assigns, forever; and we covenant with the said Grantees that we are lawfully seized 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; and further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 21st day of November, 2005.

JAMES D. CHAMBLIN, II

Rachel V Chamblin

RACHEL V. CHAMBLIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES D. CHAMBLIN, II**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21ST day of November, 2005.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RACHEL V. CHAMBLIN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21ST day of November, 2005.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

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