WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRANSFER IS **$68,500.00**

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 23 DAY OF FEBRUARY, **2006.**

NOTARY PUBLIC

MY COMMISION EXPIRES 4-27-2008
(AFFIX SEAL)

BRIAN J. VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 03/01/06 09:15 2 pg
Fees:13.00 Taxes:253.45

20060301-0023351

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 907 RIVERGATE PKWY D1
GOODLETTSVILLE TN 37072

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
TAMMY JO BREEDEN and	**SAME** Same as owner	**133-6-86**
3522 SANFORD AVE.		
NASHVILLE, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF **$68,500.00**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

HORACE L. BOWLING AND WIFE, LACEY K. BOWLING

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

TAMMY JO BREEDEN AND HUSBAND, Martin Breeden
AS JOINT TENANTS IN COMMON WITH THE RIGHT TO SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 32 on the map of D.M. Mincy's Addition to Flatrock, of record in Book 547, page 24, Register's Office for said County, the westerly 6 feet of the alley number 1931, as closed in Ordinance Number 080-202, of record in Book 5655, page 499, Register's Office of Davidson County, Tennessee.

Said Lot No. 32 fronts 50 feet on the easterly side of Sanford Avenue and runs back between lines 183 feet on the northerly line and 182.75 feet on the southerly line to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed to Horace L. Bowling and wife, Lacey K. Bowling by Warranty Deed from Mary Lou Roberts Reeves, Clara Elizabeth Roberts Bone, Tommie Helen Roberts Brown and Cora Mae Roberts Johnson, heirs at law of Winnie W. Roberts dated 05/10/84 and filed for record on 06/12/84 in Book 6314, page 88, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in the Plan of Record in Plat Book 547, page 24, said Register's Office.

This ( )Unimproved
(X) Improved property is known as: **3522 SANFORD AVE. 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 and assigns forever; and we do not 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever defend the title to the said land to the 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 23 day of **FEBRUARY, 2006**

Horace L. Bowling
HORACE L. BOWLING

Lacey K. Bowling
LACEY K. BOWLING

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **HORACE L. BOWLING AND LACEY K. BOWLING,** the named bargainor(s), with whom I am personally acquainted and/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 Nashville Tennessee.

This 23 day of **FEBRUARY, 2006.**

BRIAN J. VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Brian Vaske
Notary Public

My Commission Expires: 4-27-2008