Davidson County DEEDWARR
Recvd: 06/01/06 14:53 2 pgs
Fees:13.00 Taxes:340.40

20060601-0064628

Prepared by & Return To:
Duke Title & Escrow, Inc.
444 Metroplex Drive, Ste. B104
Nashville, TN 37211

LAURA NEHBY DUKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

My Commission Expires APRIL 8, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, for this transfer, whichever is greater, is $92,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF MAY, 2006.

Notary Public
Commission Exp: 4-8-07

ADDRESS NEW OWNERS:	**SEND TAX BILLS TO:**	**MAP-PARCEL**
Edward L. Gift	**SAME**	**Map 081-11-0**
1612 23rd Avenue North		**Parcel 110.00**
Nashville, TN 37208		

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WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE DOUG OWEN AND WIFE, LEANNE OWEN, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EDWARD L. GIFT, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, and being more particularly described as follows:

Being Lot No. 126 on the Map of S.A. Champion's Subdivision, of record in Plat Book 161, page 132, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Doug Owen by Warranty Deed from Affordable Housing Resources, Inc., dated July 20, 2005 and filed for record July 27, 2005 in Instrument 20050725-0089483, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, building setback lines and restrictions of record on Plat Book 161, page 132, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) property taxes for the calendar year 2006 and thereafter.

This is improved property known as 1612 23rd Avenue North, Nashville, Tennesee 37208

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 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, Except for exceptions number 4 and 5 listed above; 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 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/our hand(s) this 30th day of May, 2006.

Doug Owen

Leanne Owen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Doug Owen and wife, Leanne Owen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Loudon, Tennessee, this 30th day of May, 2006.

Notary Public

Commission Expires: 4-8-07

LAURA WEHBY DUKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.
Commission Expires APRIL 8, 2007