20060801 0

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $105,000.00.

Affiant

Subscribed and sworn before me this the 31st day of August, 2006.

Notary Public
My commission expires: 7-21-07



Davidson County DEEDWARR
Recvd: 09/05/06 14:32 2 pgs
Fees:13.00 Taxes:388.50

20060905-0109435

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Chester J. Dowdy	NPB Mortgage LLC	113-97
7820 Old Charlotte Pike	770 Kenmoor Avenue, Suite 201	
Nashville, TN 37209	Grand Rapids, MI 49546	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Melvin Ray Dowdy, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Chester J. Dowdy, married, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, described according to a survey by James A. Hamilton, Jr., Engineer, dated April 15, 1965, and more particularly described as follows:

Beginning at an iron pin on the northerly side of the Stevens-McCall Road at the southwest corner of the property conveyed of the property conveyed by Dave W. Sams to Frances Sams Wright by deed of record in Book 3098, page 435, Register's Office for said County.

Thence with said Frances Sams Wright's westerly line N. 110-100' E, 215', more or less, to her northwest corner, being an iron pipe; Thence with Wright's northerly line S. 67 deg. 27 min. E, 65.5' to the southwest corner of the McCall Cemetery; Thence with the westerly line of said Cemetery N. 11 deg. 00 min. E, 55', more or less, to a post; Thence S. 67 deg. 27 min. E, 84.5' to a point in the Sams farm boundary, the common line with the old Stevens land, said point being N. 11 deg. 00 min. E, 327' from Sams' southeasterly corner as shown on a copy of a survey made by George W. Watkins, Surveyor, December 17, 1949, said southeasterly corner being the southeasterly corner of a 12' strip shown on said survey; Thence with said Sams-Stevens line N. 110 deg. 00 min. E, 939', more or less, to a point; Sams' northeasterly corner; Thence N. 38 deg. 00 min. W, 181.1', more or less, to a point in Sams' line; Thence S. 11 deg. 00 min. W, 958.9, more or less, to an iron pin at an elm tree in front of the frame house of Sams; Thence S. 25 deg. 09 min. 420" W, 123.6', more or less, to an iron pin; Thence S. 11 deg. 00 min. W, 215', more or less, to an iron pin at the road; Thence, with said road, S. 67 deg. 27 min. E, 20.4', more or less, to the point of beginning, containing by calculation, 3.3 acres, more or less.

Being the same property conveyed to MELVIN RAY DOWDY, by deed from LINDA ILENE DOWDY, of record in Book 9510, page 757, dated February 4, 1994, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 7820 Old Charlotte Pike, Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 31st day of August, 2006.

Melvin Ray Dowdy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Melvin Ray Dowdy, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of August, 2006.

My commission expires:
7-21-07

Notary Public

