20B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/19/06 12:36 2 pgs
Fees:13.00 Taxes:843.23

20061019-0129938

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 227,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF October 2006

Notary Public

MY COMMISSION EXPIRES: 1/22/07

DANIEL L. WISCHMEYER
STATE OF TENNESSEE NOTARY PUBLIC
(NOTARY SEAL)
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite [illegible], Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Herschel C. Dowdell, Jr. (NAME)	Taylor, Bean & Whitaker Mortgage (NAME)	MAP 34-07A
625 Glenn Circle, Unit 22 (ADDRESS)	1417 North Magnolia Ave. (ADDRESS)	PARCEL 22
Madison, TN 37115 (CITY) (STATE) (ZIP)	Ocala, FL 34475 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Elizabeth Ann Downer Bowers and husband, John Martin Bowers, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Herschel C. Dowdell, Jr.

HEREINAFTER CALLED THE GRANTEES, 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, being Lot Number 22 on the Plan of the Planned Unit Development of Phase 1 (Revised) Harbor Village, of record in Plat Book 6900, Page 37, and as amended in Book 8250, Page 490, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Elizabeth Ann Downer, unmarried by Warranty Deed dated December 6, 1996, from Pilgrims Enterprises, L.L.C., of record in Book 10284, Page 566, Register's Office for Davidson County, Tennessee. The said Elizabeth Ann Downer having since married and is now known as Elizabeth Ann Downer Bowers.

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

John Martin Bowers, Jr. joins in this conveyance to relinquish any and all right, marital, homestead, or otherwise, which he may have in the herein described property, by virtue of his marriage to Elizabeth Ann Downer Bowers.

unimproved ( )
This is improved (X) property, known as 625 Glenn Circle, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, unless otherwise herein set out; 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 our hand s this 17th day of October, 2006

Elizabeth Ann Downer Bowers

Elizabeth Ann Downer Bowers

John Martin Bowers, Jr.

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 Elizabeth Ann Downer Bowers and husband, John Martin Bowers, Jr.

the bargainor s, with whom I am personally acquainted 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 Goodlettsville, Tennessee, this 17th day of October, 2006.

Commission expires 9/22/07

DANIEL WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public