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ESRM

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(___gj___) Title No: 48494
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 03/30/07 16:00 2 pgs
Fees:13.00 Taxes:1294.63
20070330-0038511

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
William H. Owens Jr. Susan J. Owens 1450 Frye Rd. Columbia, Tennessee 38401	SAME AS NEW OWNER

TAX MAP-PARCEL NUMBERS: 104130B07100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$349,900.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Caroline Anderson , unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William H. Owens Jr. and spouse, Susan J. Owens** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Building Site No. 71 and also designated as Unit No. 79 on the Plan of Richmeade Place, Section Five of record in Book 5210, page 141, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Caroline Anderson, unmarried by deed from William T. Schwartz, unmarried, of record in Doc. No. 20051230-0156621, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5210, Page 141, said Register's Office, to which plan reference is hereby made for a more complete description thereof; The Declaration of Covenants, Conditions and Restrictions of record in Book 4941, page 637, Book 5019, page 946, Book 5036, page 338, Book 5408, page 210, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 401 Bowling Avenue # 79, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of March, 2007.

Caroline Anderson

State of TENNESSEE

County of DAVIDSON

On this 29th day of March, 2007 , before me the undersigned authority, personally appeared Caroline Anderson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $349,900.00

Affiant

Sworn and subscribed before me this the 29th day of March, 2007

Notary Public

My Commission Expires: 1-12-09

IVA J. PARKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.