Davidson County DEEDWARR
Recvd: 04/09/07 15:55 2 pgs
Fees:13.00 Taxes:2923.00

20070409-0042096

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45182 FILE BOX "7"

WARRANTY DEED

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $790,000.00

James Bowen II
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of March, 2007

Notary Public

MY COMMISSION EXPIRES: 5/22/10

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Bowen II	Pinnacle National Bank	104-13-48
216 Carden Avenue	211 Commerce Street, Suite 300	
Nashville, TN, 37205	Nashville, TN 37201	

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,

Daniel Jurusz and wife, Karen Jurusz

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

James Bowen II and wife, Laura Bowen

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 the northerly 55 feet of Lot 36 on the map of Bransford Realty Company's Subdivision of Lot Nos. 8, 10, 11, 12 and part of 9 in Block "E" and Lot Nos. 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and part of 8 in Block "F" and Lot Nos. 6 to 23 inclusive, in Block "G" in Whitland Realty Company's Subdivision, of record in Plat Book 547, page 53, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot. Said part of Lot No. 36 fronts 55 feet on the northerly side fo Carden Avenue and runs back between parallel lines 210 feet to a dead line.

Being the same property conveyed to Daniel Jurusz and wife, Karen Jurusz, by Warranty Deed from Century Homebuilders LLC, a Tennessee Limited Liability Company, of record in Instrument No.: 20051014-0124155, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 216 Carden Avenue, Nashville, TN 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 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 my/our hand(s) this 2-8th day of March, 2007

Daniel Jurusz

Karen Jurusz

STATE OF MISSISSIPPI)
COUNTY OF HARRISON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Daniel Jurusz and wife, Karen Jurusz, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at GULFPORT, MS this 29th day of March, 2007

Notary Public

My Commission Expires: MISSISSIPPI STATEWIDE NOTARY PUBLIC MY COMMISSION EXPIRES SEPT. 19, 2007 BONDED THRU STEGALL NOTARY SERVICE

SAMUEL O. LARCHE, HANCOCK COUNTY, MS NOTARY PUBLIC