Davidson County DEEDWARR
Recvd: 12/14/07 10:16 2 pgs
Fees:13.00 Taxes:610.50

20071214-0143938

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $165,000.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF December, 2007

Notary Public

MY COMMISSION EXPIRES: 11/22/08

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC ADAM LEVORA DAVIDSON COUNTY TN

G-HDH-07-1711

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony R. Hirsch	Regions Bank d/b/a Regions Mortgage	
1711 Woodland Street (ADDRESS)	2050 Parkway Office Circle (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (CITY) (STATE) (ZIP)	83-10-304

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we EMMANUELLE BOWLES A/K/A EMMANUELLE S. BOWLES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANTHONY R. HIRSCH, AN UNMARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 52, LOCKLAND, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 57, PAGE 135, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO EMMANUELLE BOWLES BY WARRANTY DEED FROM ANNE M. THOMPSON, UNMARRIED, RECORDED ON THE 5TH DAY OF MAY, 2006 IN INSTRUMENT NO. 20060505-0052773, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1711 Woodland Street, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 7th day of December, 2007.

Emmanuelle Bowles by Betty Bowles, attorney in fact

Emmanuelle Bowles

STATE OF Tennessee
COUNTY OF Davidson

On this the 7th day of December, 2007, before me personally appeared Betty Bowles to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Emmanuelle Bowles a/k/a Emmanuelle S. Bowles and who acknowledged she executed the same as the free act and deed of the said Emmanuelle Bowles.

Witness my hand and official seal, this the 7th day of December, 2007.

Notary Public

ADAM LAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 11/22/08

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903