Davidson County DEEDWARR
Recvd: 06/27/08 14:22 3 pgs
Fees:18.00 Taxes:969.40

20080627-0066668

Warranty Deed

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $262,000.00. Bonnie Brothers Affiant Subscribed and sworn to before me, this the 30th day of May, 2008. Notary Public My commission expires: 1/23/10

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jeffrey D. Bialac	New Owner	Map: 082-16-0
806 Fatherland Street		Parcel: 253.00
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NATHAN T. MOWERY AND WIFE, JENNIFER H. MOWERY AND MARLENE B. MOWERY, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY D. BIALAC, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 No. 104 on the Plan of J.S. Williams Addition to Edgefield, now East Nashville of record in Plat Book 21, Page 45, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nathan T. Mowery and wife, Jennifer H. Mowery, a one half undivided interest and Marlene B. Mowery, a married woman, a one half undivided interest, as tenants in common without right of survivorship by Warranty Deed from Kelvin D. Jones, an unmarried person of record as Instrument No. 20060214-0017590, in the Register's Office for Davidson County, Tennessee, dated February 10, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 806 Fatherland Street, Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of May, 2008.

Nathan T. Mowery

Jennifer H. Mowery

Marlene B. Mowery signed by Nathan T. Mowery, her attorney-in-fact
Nathan T. Mowery, her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nathan T. Mowery and Jennifer H. Mowery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of May, 2008.

Notary Public

My Commission Expires: November 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of May, 2008, before me personally appeared Nathan T. Mowery, 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 Marlene B. Mowery as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Marlene B. Mowery.

Notary Public

My Commission Expires: November 22, 2010

M.E. Mowery by Nathan T. Mowery, his attorney-in-fact
M. E. Mowery signed by
Nathan T. Mowery, his attorney-in-fact

M.E. Mowery, spouse of Marlene B. Mowery, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of May, 2008, before me personally appeared Nathan T. Mowery, 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 M. E. Mowery as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of M. E. Mowery.

J. Brandon Miller
Notary Public

My Commission Expires: November 22, 2010

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY