STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00.

Danny Roark
Affiant

My Commission Expires: 11-22-97

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF [illegible]

Bobby D. Davis
Notary Public

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY AT LARGE

# WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Bobby D. Davis, Attorney
Madison Title Company
2031 Gallatin Road North
Madison, Tennessee 37115

mail

| ADDRESS NEW OWNER(S): | SEND TAX BILLS TO: | MAP & PARCEL NOS. |
|---|---|---|
| Danny C. Roark, et al<br>d/b/a Roark Custom Built Homes<br>6359 Corinth Rd<br>Mt. Juliet, Tn. 37122 | SAME AS NEW OWNER | May 52-16<br>Pars. 182, 183<br>and 184 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, **CHARLES E. RHOTEN and wife, CAROLE RHOTEN**, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey unto the said **DANNY C. ROARK and DENNIS R. ROARK, d/b/a ROARK CUSTOM BUILT HOMES**, (the "Grantees), their heirs, successors and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot Nos. 51, 52 and 53 on the Plan of King Court, Section Three, of record in Plat Book 7900, page 958, Register's Office, Davidson County, Tennessdee, to which plat reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Charles E. Rhoten and wife, Carole Rhoten, by deed from Alla R. King, a widow, of record in Book 9402, page 3, Register's Office, Davidson County, Tennessee.

This is unimproved property.

9916 06/08 0101 03CHECK 158.85

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered, except: (1) 1995 State & County taxes to be paid in full by Seller, except buyer shall reimburse Seller for any additional tax or "roll back tax" assessed due to the development or construction of improvements on said lots.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

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

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

WITNESS our hands on the day and date acknowledged below.

Grace E Rhoten
CHARLES E. RHOTEN

Carole Rhoten
CAROLE RHOTEN

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Carole Rhoten, the within named bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 30th day of May, 1995.

Nancy W. Winter
NOTARY PUBLIC

My Commission Expires: 5-23-98

NANCY W. WINTER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Charles E. Rhoten, the within named bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 30th day of May, 1995.

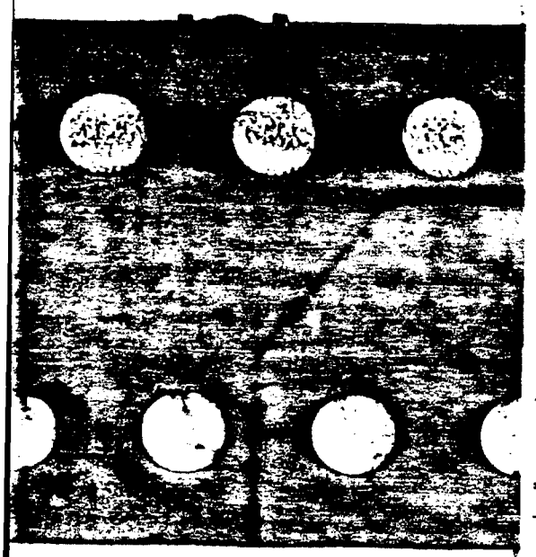
Nancy W. Winter
NOTARY PUBLIC

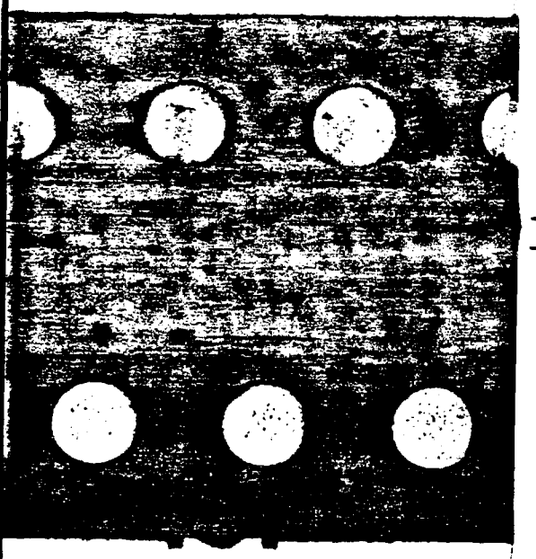
My Commission Expires: 5-23-98

NANCY W. WINTER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0067978
IDENTIF. # REFERENCE

95 JUN -8 AM 9:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.





**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9694 PG 702

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 40500.00
CON TX 149.85
PRFEE 1.00
WDEED 8.00
TOTAL 158.85
CHECK 158.85

06/08/95 01 09:12 0001 8916

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0067978
IDENTIF. ↑ REFERENCE

95 JUN -8 AM 9:11

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 918197