BOOK 9851PG196

PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
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Nashville, Tennessee 37215-0157
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W & I Ref: (kd) Title No: 37076
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Bruce O. Wilbanks<br>Lella B. Wilbanks<br>4914 Roselawn Circle<br>Nashville, Tennessee 37215 | SAME |

**TAX MAP-PARCEL NUMBERS: 145-03-040**

4988 11/06 0101 03CHECK 848.90

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert S. Rowe and spouse, Jean Mote Rowe,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bruce O. Wilbanks and spouse, Lella B. Wilbanks,** 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, bieng Lot No 9 on the plan of Roselawn Estates, of record in Book 2900, page 86, Register's Office for said County.

SAID Lot No. 9 fronts 200.0 feet on the easterly margin of Roselawn Circle and extends back between parallel lines, 232.4 feet to a dead line.

BEING the same property conveyed to Robert S. Rowe and wife, Jean Mote Rowe by deed from Estes-Taylor Company, Inc. of record in Book 3218, page 207, Register's Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to restrictive covenants of record in Book 3067 Page 362 and Book 3343, page 466 said Register's Office, and to the matters set forth in the referenced Plan of record.

**This is improved property, known as:** 4914 Roselawn Circle, Nashville, Tennessee 37215

**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 31st day of October, 1995.

**Robert S. Rowe** **Jean Mote Rowe**

**State of Tennessee**
**County of Davidson**

On this 31st day of October, 1995, before me the undersigned authority, personally appeared **Robert S. Rowe** and **Jean Mote Rowe**, 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: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

**State of Tennessee**
**County of Davidson**

**A F F I D A V I T**

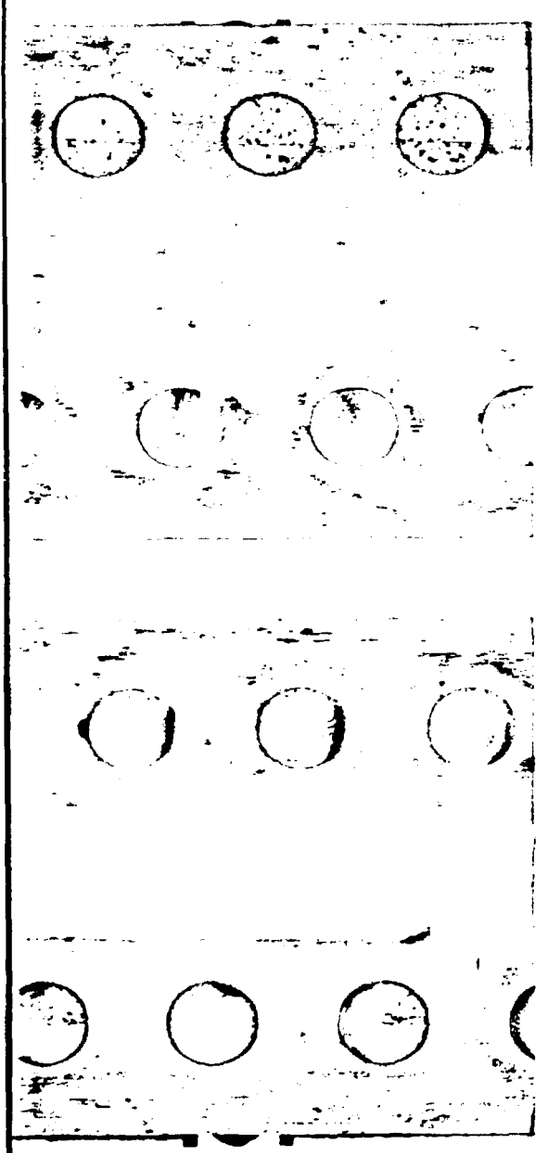
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 227000.00

Affiant

Sworn and subscribed before me on the 31st day of October, 1995.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9851 PG 198

| | | | | | |
|---|---|---|---|---|---|
| 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 227000.00
CON TX 839.90
PRFEE 1.00
MTGTAX 8.00
TOTAL 848.90
CHECK 848.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11 05 75 01 1049 0001 4988

611351

95 NOV -6 AM 10:48

REGISTER OF DEEDS
DAVIDSON COUNTY, TN

**No.** 973605