54

WARRANTY DEED

BOOK 9969 PG 584

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 CRESTMOOR RD.,
NASHVILLE, TN. 37215

THIS INDENTURE, made and entered into as of the **27th** day of **February, 1996** by and between

MARION E. ROWLETTE and MARY B. ROWLETTE, HUSBAND AND WIFE ,

hereinafter referred to as Grantor, and

KENNETH E. FULLER and ~~LEULLA~~ LUELLA MER MAR FULLER, HUSBAND AND WIFE ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING WESTERLY 80 FEET OF LOT NO. 7, BLOCK "B" ON THE REVISED MAP OF RAINBOW TERRACE SUBDIVISION, OF RECORD IN BOOK 1130, PAGE 85, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 7, FRONTS 80 FEET ON NORTHERLY MARGIN OF BLACKSTONE AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 150 FEET TO A DEAD LINE.

BEING ALL THE SAME PROPERTY CONVEYED TO MARION E. ROWLETTE AND WIFE MARY B. ROWLETTE BY DEED FROM DONNIE A. REED AND WIFE SHELIA A. REED OF RECORD IN BOOK 6607, PAGE 384 REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Marion E. Rowlette
MARION E. ROWLETTE

Mary B. Rowlette
MARY B. ROWLETTE

96 MAR -5 PM 4:11
FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.

0157093
IDENTIF. & REFERENCE

BOOK 9969 PG 585

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **MARION E. ROWLETTE and MARY B. ROWLETTE, HUSBAND AND WIFE** , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **27th** day of **February, 1996.**

Notary Public

Commission Expiration: 5-30-99

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MARTHA ANN BRADLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$58,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

5145 03/05 0101 03CHECK 223.60

Affiant

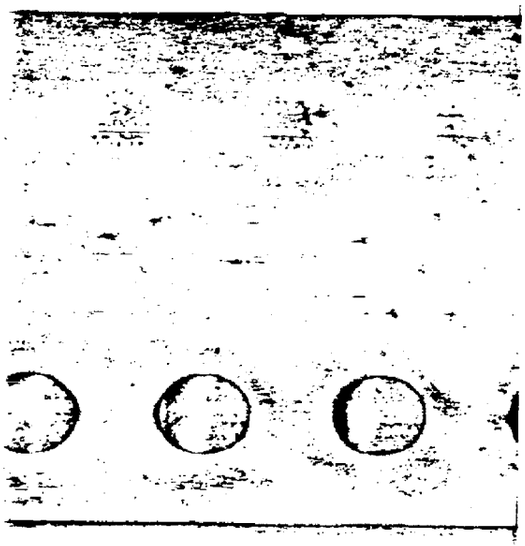
Subscribed and sworn to before me this **27th** day of **February, 1996.**

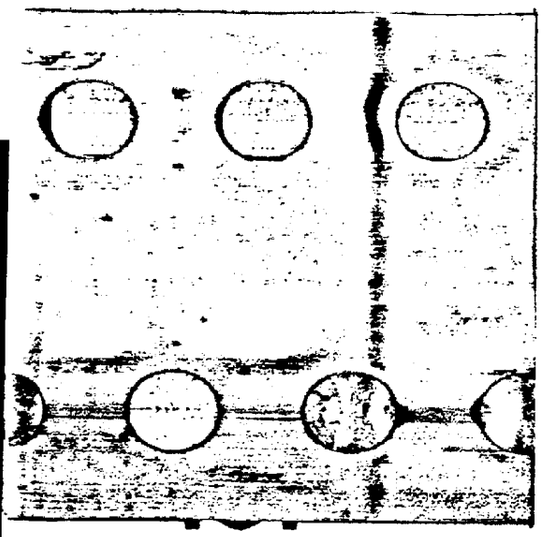
Notary Public

Commission Expiration: 5-30-99

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MARTHA ANN BRADLEY

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
ANDERSON & JORDAN ESCROW CO., INC. 2323 CRESTMOOR RD., NASHVILLE, TN. 37215	KENNETH E. FULLER LEULLA FULLER 623 BLACKSTONE AVENUE NASHVILLE TN 37215	623 BLACKSTONE AVENUE NASHVILLE TN 37215 MAP PARCEL NUMBER 52-2-161





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

RECEIVED OF _____

FOR _____

BOOK 9969 PG 586

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 58000.00
CON TX 214.60
PRFEE 1.00
WDEED 8.00
TOTAL 223.60
CHECK 223.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 5145

0157093
IDENTIF. ↑ REFERENCE

96 MAR -5 PM 4:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1013261