[redacted]

Address New Owner:
Virgil R. Rose, Jr.
and wife, Nancy C. Rose
4865 Big Horn Drive
Old Hickory, Tn 37138

Send Tax Bills to:
FT Mortgage Companies
dba First Tennessee
Mortgage Companies,Inc.
P. O. Box 146
Memphis, TN 38101

Tax Map and Parcel Nos.
Map 65-13-42

BOOK 9987 PG 361

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100--- ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **I, BETTY HYNEK, UNMARRIED,** hereinafter called the Grantor, have bargained and sold and by these presents does hereby transfer and convey unto **VIRGIL R. ROSE, JR. AND WIFE, NANCY C. ROSE,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land located in DAVIDSON County, Tennessee and being more particularly described on Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land together with all and singular easements, appurtenances, heriditaments, estate, title and interest thereto belonging or in anywise appertaining to the said Grantees, their successors and assigns in fee simple forever.

GRANTOR does hereby covenant with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered except for taxes for the year 1996, Restrictive Covenants of record in Book 4546, Page 202 those items set forth on the Plat of SHERWOOD FOREST SUBDIVISION, SECTION 2, of record in Plat Book 4300, Page 125, in the Register's Office for Davidson County, Tennessee.

GRANTOR does further covenant and bind herself, her heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

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 my hand this the 21st day of March, 1996.

Betty Hynek

0162734
IDENTIF. ↑ REFERENCE

96 MAR 22 AM 9:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

(see next page for notary acknowledgement)

[redacted]

BOOK 9987 PG 362

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty Hynek, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this the 21st day of March, 1996.

My Commission expires:
5/23/98

Deanie L. Gregory
Notary Public

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $98,500.00.

Affiant

Sworn to and subscribed before me
this the 21st day of March, 1996.

Deanie L. Gregory
Notary Public

My Commission expires: 5/23/98

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY, ATTORNEY
GREATER NASHVILLE TITLE & CLOSING CO.
223 Madison Street, S. 102
Madison, Tn 37115

Mail

[redacted]

EXHIBIT "A"

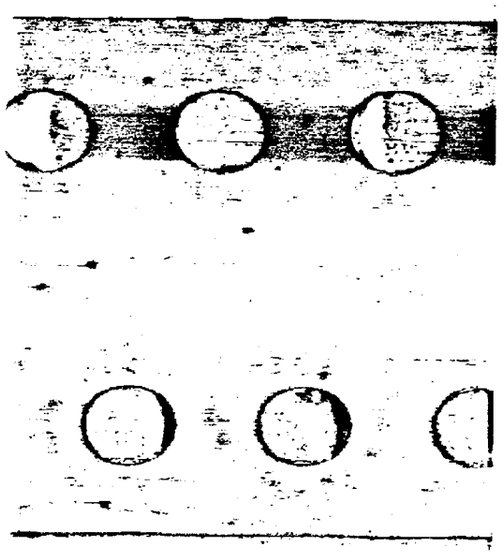
Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of SHERWOOD FOREST SUBDIVISION, SECTION 2, of record in Book 4300, Page 125, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Betty Hynek, single, by Warranty Deed from Lowell R. Daily and wife, Shirley M. Daily of record in Book 9668, Page 281, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 4865 Big Horn Drive, Old Hickory, TN 37138

1259 03/22 0101 03CHECK 377.45

[redacted]



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

RECEIVED OF _____

FOR _____

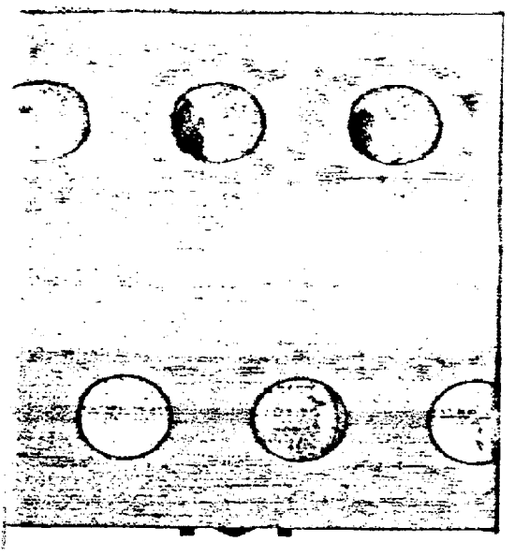
BOOK 9987 PG 364

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	98500.00
CON TX	364.45
PRFEE	1.00
WDEED	12.00
TOTAL	377.45
CHECK	377.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 1250



0162734
IDENTIF. ↑ REFERENCE

96 MAR 22 AM 9:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1019289