0270990

IDENTIFICATION
MAIL ENV.

97 FEB -6 PM 3:19

REGISTER
DAVIDSON COUNTY TN

This instrument prepared by:
MARCY S. HARDEE, Attorney
339 Main Street
Franklin, TN 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Robert Swope Rene' Swope 5200 Granny White Pike Nashville, TN 37220	SAME	145-11-0-018.00

BOOK 10342 PG 939

4094 02/06 0101 03CHECK 1600.30

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 considerations, the receipt of which is hereby acknowledged, WE, **Fredric J. Rowan and Marcy M. Rowan, husband and wife, ,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Robert Swope and Rene' Swope, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being Lot NO. 13 on the Plan of Granny White Pike, as of record in Book 3700, page 72, Register's Office for said County, described as follows:
>
> Beginning at a point in the easterly margin of Granny White Pike, at the intersection of Stonewall Jackson Court; thence around a curve northeasterly 39.3 feet to a point in the southerly margin of said Court; thence with said margin easterly 180.4 feet; thence south 5 deg. 15' west 281.7 feet; thence north 88 deg. 12' west 243.2 feet to a point in the easterly margin of Granny White Pike; thence along said margin north 12 deg. 10' east 278.8 feet to the point of beginning.
>
> Being the same property conveyed to Fredric J. Rowan and Marcy M. Rowan, husband and wife by deed from Lady Claire Harless, widow of record in Book 9780, page 6, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 1997 Taxes are a lien, but not yet due and payable.
2. Restrictive covenants contained in instrument of record in Book 4025, page 341, Register's Office of Davidson County, Tennessee.
3. All matters appearing on the Plan of record in Book 3700, page 2, said Register's Office.
4. Easement for Sanitary Sewers and/or Storm Drianage of record in Book 7758, page 721, Register's Office of Davidson County, TN.
5. Subject to any and all building and zoning regulations of City, County and State.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever;

AND WE COVENANT with the said Grantees that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE FURTHER covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

This property is known as: BOOK 10342 PG 940

5200 Granny White Pike, Nashville, TN 37220

WITNESS OUR HANDS THIS 30TH DAY OF JANUARY, 1997 IN FRANKLIN, TENNESSEE.

Fredric J. Rowan
SELLER: Fredric J. Rowan

By: Adrienne Arnett att in fact
Adrienne Arnett, Atty-in-fact

Marcy M. Rowan
SELLER: Marcy M. Rowan

By:
Adrienne Arnett, Atty-in-fact

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Personally appeared before me, the undersigned, a Notary for said State and County, **Adrienne Arnett with full Power of Attorney for Fredric J. Rowan and Marcy M. Rowan,** the within named bargainor(s) with whom I am personally acquainted and who acknowledged that she as their Attorney in fact executed the foregoing instrument for the purposes therein contained.

Witness my hand this 30th day of January, 1997 in Franklin, TN.

Cynthia G. Witt
Notary Public

My Commission Expires:

1/13/98

BOOK 10342 PG 941

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $429,000.00.

AFFIANT

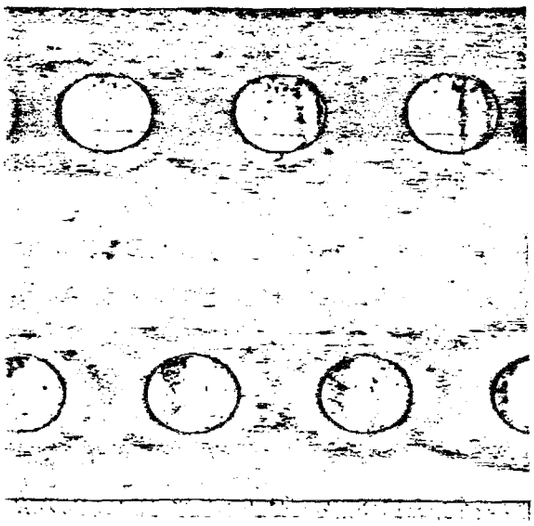
Sworn to and subscribed to me, the undersigned, this 30th day of January, 1997, in Franklin, Tennessee.

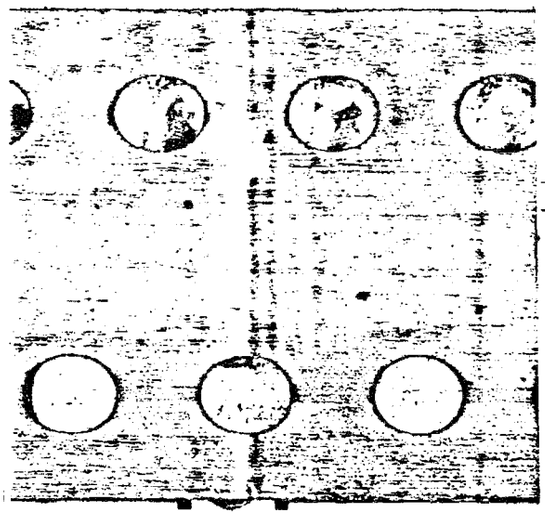
Cynthia G. Witt
NOTARY PUBLIC

MY COMMISSION EXPIRES:

1/13/98

TNJ/cw/5641.9700/cw





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10342 PG 942

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
429000.00
CON TX 1587.30
PRFEE 1.00
WDEED 12.00
TOTAL 1600.30
CHECK 1600.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/06/97 01 15:24 0001 4094

0270990
IDENTIF. REFERENCE

97 FEB -6 PM 3:19

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1114595