File Box 9-B
First Title and
Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 10565 PG 809

#14855

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
D.L. METCALF	NEW OWNER	MAP 171-2-A
(NAME)	(NAME)	
262 Glenstone Circle		PARCEL 118
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, TN 37027		FB# 6DU82538
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, TODD ROSENBOWER AND WIFE, LEANNE ROSENBOWER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO D.L. METCALF AND WIFE, ELIZABETH C. METCALF as to a 6/7 undivided interest and SUSAN M. JAMES, unmarried, as to a 1/7 undivided interest

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Unit 118 on the Plan of Phase 3B Brentwood Villa of record in Plat Book 6900, page 329, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Brentwood Villa Condominium, a horizontal property regime established by Master Deed and By-Laws of record in Book 6923, page 943 amended in Book 7035, page 115, Book 7101, page 730, rerecorded in Book 7143, page 18 amended in Book 7266, page 84, Book 7423, pages 567 and 574, and Book 8074, page 564, said Register's Office.

Being the same property conveyed to Todd Rosenbower and wife, Leanne Rosenbower by deed from Radnor Homes, Inc. of record in Book 8372, page 447, said Register's Office.

This conveyance is made subject to: (1) Taxes for 1997 which have been prorated and assumed by the Grantee(s); (2) Restrictions of record in Book 6923, page 943 as amended; (3) Charter of record in Book 6936, page 895 as amended; (4) Easement of record in Book 5155, page 164; (5) Agreement of record in Book 6385, page 814; and (6) All matters appearing on the plan of record in Plat Book 6900, page 4 and page 329, Register's Office for Davidson County, Tennessee.

0336679 IDENTIF. ↑ REFERENCE

97 AUG 12 AM 10:18

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

[illegible] APPEARING IN THIS DOCUMENT ARE UNSATISFACTORY WHEN RECEIVED

5892 08/12 0101 03CHECK 517.75

unimproved ( )
This is improved (XX) property, known as 262 Glenstone Circle, Brentwood, Tennessee 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 8th day of August, 19 97.

Todd Rosenbower by Patti Parker — Leanne Rosenbower by Patti Parker

TODD ROSENBOWER BY: PATTI PARKER, ATTORNEY-IN-FACT BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

LEANNE ROSENBOWER BY: PATTI PARKER, ATTORNEY-IN-FACT BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

STATE OF TENNESSEE
COUNTY OF _____ BOOK 10565 PG 810

Personally appeared before me, the undersigned, a Notary Public in and for said County and State. _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State. _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE:
COUNTY OF WILLIAMSON:

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Patti Parker, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said Todd Rosenbower and Leanne Rosenbower and is authorized by the said Todd Rosenbower and Leanne Rosenbower to execute this instrument on their behalf.

Witness my hand, at Office, this 8th day of August, 1997.

_____
Notary Public

My commission expires: 9/23/2000

STATE OF TENNESSEE)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 137,500.00

Susan M. James
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF August, 19 97.

MY COMMISSION EXPIRES: 5/23/98 (AFFIX SEAL) _____
Notary Public

WARRANTY DEED

FROM
TODD ROSENBOWER AND WIFE,
LEANNE ROSENBOWER

TO
D.L. METCALF AND WIFE,
ELIZABETH C. METCALF
and SUSAN M. JAMES

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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

RECEIVED OF _____

FOR _____

BOOK 10565 PG 811

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 137500.00
CON TX 508.75
PRFEE 1.00
RECEIP 8.00
TOTAL ~~517.75~~
CHECK 517.75

08/12/97 01 10:16 0001 5892

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0336679
IDENTIF. # REFERENCE

97 AUG 12 AM 10:18
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 1185467