WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER BOOK 10574 PG 91
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 133,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August 19 97

OFFICIAL SEAL
SUSAN HAAG
NOTARY PUBLIC - TENNESSEE
SUMNER COUNTY
My Comm. Expires June 21, 2000

Notary Public

My Commission Expires June 21, 2000

Mail

THIS INSTRUMENT WAS PREPARED BY
CHARLES H. BEATY ATTY BPR#2282, 109 STADIUM DRIVE, HENDERSONVILLE, TENNESSEE 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROSEWOOD PROPERTIES, LLC (NAME)	Rosewood Properties, LLC (NAME)	MAP 61-15
3811 GALLATIN ROAD (ADDRESS)	P.O. Box 60129 (ADDRESS)	PARCEL 316
NASHVILLE, TN 37216 (CITY) (STATE) (ZIP)	Nashville TN 37206 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, MARGARET PEART GARRETT AND HUSBAND, HOWELL C. PATTON, JR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROSEWOOD PROPERTIES, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 3 on the Map of Maplewood Home Tract of record in Book 421, page 174, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Margaret Peart Garrett by Quitclaim Deed from James T. Garrett of record in Book 8050, page 308, Register's Office for Davidson County, Tennessee.

Howell C. Patton, Jr., spouse of Margaret Peart Garrett, joins in the execution of this instrument to relinquish any maritial rights his may have in said property.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantee(s) herein.

8547 08/19 0101 03CHECK 501.10

unimproved ( )
This is improved (X) property, known as 3811 GALLATIN ROAD, NASHVILLE, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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.

Witness our hand s this 1st day of August 19 97

Margaret Peart Garrett
MARGARET PEART GARRETT

Howell C. Patton Jr.
HOWELL C. PATTON, JR.

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARGARET PEART GARRETT AND HUSBAND, HOWELL C. PATTON, JR.

the bargainor S, 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 and official seal at HENDERSONVILLE, Tennessee, this 1st day of August 19 97.

Commission expires June 21, 2000

Susan Haag
Notary Public

OFFICIAL SEAL
SUSAN HAAG
NOTARY PUBLIC - TENNESSEE
SUMNER COUNTY
My Comm. Expires June 21, 2000

STATE OF TENNESSEE
COUNTY OF

Before me, _____, Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

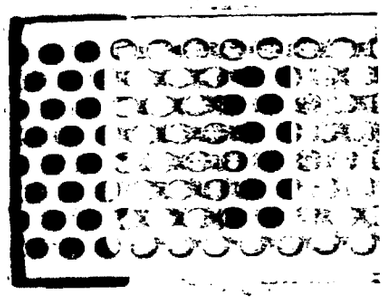
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

0339123
IDENTIFICATION REFERENCE

97 AUG 19 PM 2:35
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

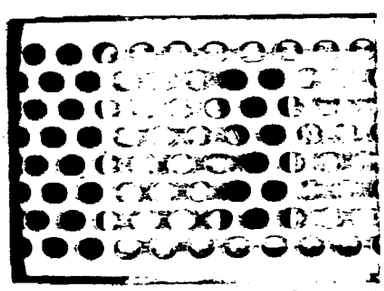
BOOK 10574 PG 93

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
133000.00
CON TX 492.10
PRFEE 1.00
WREED 8.00
TOTAL 501.10
CHECK 501.10
08/19/97 01 14:38 0001 8547

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0339123
IDENTIFICATION REFERENCE

97 AUG 19 PM 2:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1188091