File Box 9B
First Title & Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Road, #110
Nashville, Tennessee 37215

No. 15045

BOOK 10660 PG 515

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ADELE JONES ROWAN, TRUSTEE (NAME)	NEW OWNER (NAME)	Map 116-2-B
813 Timber Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 47.00
Nashville, TN 37215 (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, STEPHEN F. SANTI AND WIFE, CYNTHIA S. SANTI

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ADELE JONES ROWAN, TRUSTEE WITH FULL POWER TO SELL, MORTGAGE, LEASE, CONVEY OR OTHERWISE ENCUMBER WITHOUT THE JOINDER OF ANY BENEFICIARY

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 Lot No. 52 on the Plan of Hill Place, as of record in Plat Book 7900, page 913, and Book 7900, pages 923 thru 932, corrected in Book 9854, page 235, Book 10058, page 112, and Book 10270, page 38, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Stephen F. Santi and wife, Cynthia S. Santi by deed from H.G. Hill Realty Company, a Tennessee corporation of record in Book 9668, page 475, said Register's Office.

This conveyance is made subject to: (1) Restrictions of record in Book 9645, page 85, amended in Book 9658, page 19; (2) Easements of record in Book 3506, page 63, Book 8223, page 594, Book 6391, page 530; (3) Dedication of common area of record in Book 9737, page 400; and (4) All matters appearing on the Plan of record in Plat Book 7900, page 913, Book 7900, pages 923 thru 932, corrected in Book 9854, page 235, Book 10058, page 112, and Book 10270, page 38, said Register's Office.

0363332
IDENTIF. A REFERENCE
97 OCT 28 AM 10:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

4510 10/28 0101 03CHECK 686.84

unimproved (XX)
This is improved ( ) property, known as 4918 Maymanor Circle, Nashville, Tennessee 37205

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 22nd day of October, 1997.

Stephen F. Santi
STEPHEN F. SANTI

Cynthia S. Santi
CYNTHIA S. SANTI

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 10660 PG 516

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHEN F. SANTI AND WIFE, CYNTHIA S. SANTI with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 22nd day of October, 19 97.

My commission expires 9/23/2001 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 Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 183,200.00

Stephen F. Santi
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF October 19 97

MY COMMISSION EXPIRES: 9/23/2001 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM
STEPHEN F. SANTI AND WIFE,
CYNTHIA S. SANTI

TO
PATRICK E. ROWAN

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 10660 PG 517

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	
	183200.00
CON TX	677.84
PRFEE	1.00
WDEED	8.00
TOTAL	686.84
CHECK	686.84

10/28/97 01 10:10 0001 4510

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0363332
IDENTIF. & REFERENCE

97 OCT 28 AM 10: 11

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1213753