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PREPARED BY (AND RETURN TO):

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W & I Ref: (sk) Title No: 39537
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John E. McDowell Katherine E. McDowell 101 Abbeywood Drive Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 131-06-F-039

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 312,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dorothy J. Rohr, unmarried** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **John E. McDowell and spouse, Katherine E. McDowell,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 39 on the Plan of Burton Hills Village of Abbeywood Tract 21, a portion of zoned lot 2 of record in Book 6900, Page 223, Register's office for Davidson County, Tennessee.

SAID Lot No. 39 fronts 45.0 feet on the southerly side of Abbeywood Drive and fronts 102.02 feet on e westerly side of Abbeywood Court, said frontages being joined by a curve with a radius of 36.13 feet, and runs back 125.672 feet on the westerly lot line and 68.01 feet on the southerly lot line to a point of intersection.

BEING the same property conveyed to Franklin J. Rohr and wife, Dorothy J. Rohr by deed from Shipley-Straub, a Tennessee joint venture composed of Phillip Shipley, Anita K. Shipley and Ronald E. Strab of record in Book 7593, Page 796, Register's Office for said County. The said Franklin J. Rohr has since died.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6326, Page 588, Book 6517, Page 522, Book 6691, Page 593, Book 6778, Page 532, Book 6778, Page 536, Book 6911, Page 120, Book 7046, Page 520, Book 7076, Page 691, Book 7146, Page 188, Book 7146, Page 193, and Book 7147, Page 423, Book 9790, Page 987, said Register's Office, and to the matters set forth in the referenced Plan of record.

This conveyance is subject to an easement for maintenance and use of a driveway of record in Book 7770, Page 873, said Register's Office.

This is improved property, known as: 101 Abbeywood Drive, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of February, 1998.

Dorothy J. Rohr

State of Tennessee
County of Davidson

On this 11th day of February, 1998, before me the undersigned authority, personally appeared **Dorothy J. Rohr**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. [illegible] IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/98

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 312,000.00

John E. McDowell
Affiant

Sworn and subscribed before me on the 11th day of February, 1998.

My Commission Expires: 5-28-2000 LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

5115 02/19 0101 03CHECK 1163.4

98 FEB 19 AM 9:35

IDENTIFICATION REFERENCE 04022944

DAVIDSON COUNTY, TN

WDoc: Deed Wty—12/92

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
312000.00
CON TX 1154.40
PRFEE 1.00
WDEED 8.00
TOTAL 1163.40
CHECK 1163.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0402294
IDENTIF. ↑ REFERENCE

98 FEB 19 AM 9:35

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 1255617