BOOK 10989 PAGE 855

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 183,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
19th DAY OF June 19 98

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires March 27, 1999

**THIS INSTRUMENT WAS PREPARED BY**
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Patrick E. Rowan | Premier Bank of Brentwood | 117-6-3.00 |
| (NAME) | (NAME) | |
| 4918 Maymanor Circle | 119 Franklin Road | 07DA-23535 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37205 | Brentwood, TN 37027 | |
| (CITY) (STATE) (ZIP) | (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, Adele Jones Rowan, Trustee with full power to sell, mortgage, lease, convey, or otherwise encumber without the joinder of any beneficiary.
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patrick E. Rowan and wife, Adele Rowan

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, TN, BEING Lot No. 52 on the Plan of Hill Place, of record in Plat Book 7900, page 913, Book 7900, page 923 thru 932, corrected in Book 9854, page 235, Book 10058, page 112, and Book 10270, page 38, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Adele Jones Rowan, Trustee, with full power to sell, mortgage, lease, convey or otherwise encumber without the joinder of any beneficiary, by deed from Stephen P. Santi and wife, Cynthia S. Santi, of record in Book 10660, Page 515, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes ~~for~~ the year 1998 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 7900, page 913, Book 7900, page 923 thru 932, corrected in Book 9854, page 235, Book 10058, page 112 and Book 10270, page 38; Declaration of Covenants, Conditions, and Restrictions of record in Book 9645, page 85, Book 9658, page 19 and Book 10872, page 520; By-Laws in Book 9645, page 111, Easements in Book 3506, page 63, Book 8223, page 594 and Book 6391, page 530; Dedication of Common Areas in Book 9737, page 400; all of record in the Register's Office for Davidson County, Tennessee.

4958 06/24 0101 03CHECK 686.84

unimproved ( X)
is improved ( ) property, known as 4918 Maymanor Circle, Nashville, TN 37205
(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 my hand this 19th day of June 19 98

Adele Jones Rowan, Trustee

Adele Jones Rowan, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10989 PG 856

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Adele Jones Rowan, Trustee with full power to sell, mortgage, lease, convey, or otherwise encumber without the joinder of any beneficiary.

the bargainor ____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood Tennessee, this 19th day of June, 98.

Commission expires 3/27/99

Notary Public

JACQUELINE P. LARGE
NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires March 27, 1999

STATE OF TENNESSEE
COUNTY OF

Before me, ____ a 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

# WARRANTY DEED

## FROM

Adele Jones Rowan, Trustee

## TO

Patrick E. Rowan and wife,
Adele Rowan

**RETURN TO:**


**GREGORY S. PERRONE**
**ATTORNEY - AT - LAW**
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027


98 JUN 24 AM 11:27

IDENTIFICATION REFERENCE

045402

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

RECEIVED OF _____

FOR _____

BOOK 10989 PG 857

| | | |
|---|---|---|
| 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
06/24/98 01 11:27 0001 4958

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0454402
IDENTIFICATION REFERENCE
98 JUN 24 AM 11:27
DAVIDSON COUNTY, TENN.

No. 1310771