THIS INSTRUMENT PREPARED BY:
**DEAN ROBINSON, ATTORNEY**
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

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**ADDRESS NEW OWNER:**
Jeffrey A. Rowlett
1101 Fair Meadow Court
Mt. Juliet, Tennessee 37122

**MORTGAGEE:**
First Bank and Trust
1691 N. Mt. Juliet Road
Mt. Juliet, Tennessee 37122

**SEND TAX BILLS:**
New Owner

**MAP-PARCEL:**
Map 075-06-0
Parcel 128.00

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Paul E. Davis, married** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Jeffrey A. Rowlett, married** hereinafter called the Grantee, 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 Plan of Hermitage Estates, Section 5, of record in Book 4175, page 67, Register's Office for said County.

Said Lot No. 3 fronts 68.67 feet on the easterly side of Sweden Drive and runs back between lines 131.47 feet on the northerly side and 125.06 feet on the southerly side to a line in the rear measuring 67.28 feet thereon.

Being the same property conveyed to R. Daniel Crouse, unmarried and Paul E. Davis, unmarried, by virtue of a deed from Donald R. Baskin and Brackney J. Reed, as of record in Book 5866, page 538, and by Quitclaim Deed from Robert Daniel Crouse and wife, Mary Ann Crouse to Paul E. Davis, as of record in Book 7394, page 691, Register's Office for Davidson County, Tennessee.

The spouse of Paul E. Davis is not required to sign on said deed as this is not a marital residence property.

IDENTIF. & REFERENCE
04,97166
MAIL ENV.
98 OCT -7 AM 8:36
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 4291 Sweden Drive, Nashville, Tennessee.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including easements, covenants and conditions as shown on the Plan of record in Plat Book 4175, page 67, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 hands this October 2, 1998 day of ~~September~~, 1998.

Paul E. Davis

**PAUL E. DAVIS**

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **PAUL E. DAVIS**, 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 2nd day of October, 1998.

Michele M. Cooper

NOTARY PUBLIC

MICHELE M. COOPER NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 03-22-2001

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $ 75,000.00.

AFFIANT

Subscribed and sworn to before me this 2nd day of October, 1998.

Michele M. Cooper

NOTARY PUBLIC

MICHELE M. COOPER NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 03-22-2001

0661 10/07 0101 03CHECK 288.50

**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 75000.00
CON TX 277.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 288.50
CHECK 288.50
10/07/98 01 08:38 0001 0661

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0497166
IDENTIF. ↑ REFERENCE

98 OCT -7 AM 8:36

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1355917