Bar 2

BOOK 11195 PAGE 979

ROBIN S. WEAKLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires March 27, 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF October 19 98

Notary Public

MY COMMISSION EXPIRES: 3/27/99
(AFFIX SEAL)

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 (NAME)	Premier Bank of Brentwood (NAME)	MAP 116-2
2041 Fransworth Drive (ADDRESS)	119 Franklin Road (ADDRESS)	GROUP B
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	PARCEL 013.00CO

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, Springlake, L.P., a Tennessee Limited Partnership Partner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patrick E. Rowan and wife, Adele Jones 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:

A tract of parcel of land located in the First Civil District of Davidson County, Tennessee, being Lot No. 17 on the Final Plat of Hill Place, of record in Plat Book 7900, Page 913 and Pages 923-932, (at Page 924), as amended by Surveyor's Certificate of Correction, of record in Book 9854, Page 235, all in the Register's Office for Davidson County, Tennessee, to which Plat and amendment reference is hereby made for complete details of description.

Being the same property conveyed to Springlake, L.P., a Tennessee Limited Partnership by deed from H.G. Hill Realty Company, a Tennessee corporation of record in Book 9880, Page 495, said Register's Office.

This conveyance is subject to the following: Taxes for the year 1999 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 923-932, Surveyor's Certificate of Correction in Book 9854, Page 235; Book 10058, Page 112; Book 10872, Page 520; Sewers in Book 3506, Page 63; restrictions of record in Book 9645, page 85, amended in Book 9658, Page 19, Dedication of Common Areas in Book 9737, Page 400; all of record in the Register's Office for Davidson County, Tennessee.

98 NOV -9 AM 10:27
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0510170
IDENTIF. ↑ REFERENCE

This is unimproved ( ) improved (X) property, known as 2041 Fransworth Drive, 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 29th day of October, 19 98

Springlake, L.P., a Tennessee Limited Partnership,
By: RDK, LLC its General Partner

Ronald D Pace

BY: Ronald D. Pace, Chief Manager

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STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Ronald D. Pace and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Chief Manager and _____ respectively of the RDK, LLC, General Partner, of Spring Lake L.P. the within named bargainor, and corporation, and that he as such Chief Manager 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 Ronald D. Pace as such Chief Manager, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tennessee this the 29th day of October 19 98.

My commission expires 3-27-99

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

Notary Public

My Commission Expires
March 27, 1999

WARRANTY DEED

FROM

Springlake, L.P., a Tennessee Limited Partnership

TO

Patrick E. Rowan and wife, Adele Jones Rowan

RETURN TO:

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

4469 11/09 0101 03CHECK

825.00

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 220000.00
CON TX 814.00
PRFEE 1.00
MTGTX 8.00
CFEE 2.00
TOTAL 825.00
CHECK 825.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/09/98 01 10:28 0001 4469

05101 70
IDENTIF. ↑ REFERENCE

98 NOV -9 AM 10:27
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

No. 1369595