$ 109500.00

WARRANTY DEED

BOOK 11230 PAGE 56

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $109,000.00

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF November 19 98

NOTARY PUBLIC

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SETCO, 5120 Virginia Way, Suite C22, Brentwood, Tennessee 37027

Email

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul D. Estes (NAME)	Fifth Third Bank of Kentucky, (NAME)	MAP 147-6
4821 Overcrest Drive (ADDRESS)	P.O. Box 630952 (ADDRESS)	PARCEL 75
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Cincinnati, Ohio 45263-0952 (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, Michael M. Rowan and wife, Judy C. Rowan (formerly Judy L. Choate)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul D. Estes, married

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, Tennessee, being Lot No. 39, on the Revised Plan of Caldwell Hall, Section I, of record in Book 2900, pages 57, 58 and 59, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Beginning at a point in the northerly margin of Blackman Road, the same being the common corner of Lots Nos. 39 and 40; thence with the line between lots 39 and 40, northwardly 137.9 feet to a monument; thence with the line between lots 38 and 39, eastwardly 126.5 feet to a point in the westerly margin of Overcrest Drive; thence with the westerly margin of Overcrest Drive, southerly 137 feet to a point; thence to the right around a curve, 36.92 feet to a concrete monument in the northerly margin of Blackman Road; thence with the northerly margin of Blackman Road, westwardly 85 feet to the point of beginning.

Being the same property conveyed to Michael M. Rowan MR and Judy L. Choate by deed from Richard Lee Choate and Mary Catherine Choate of record in Book 9296, page 838, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 1998 Davidson County taxes and any subsequent years; Restrictive Covenants in Book 1788, page 108, Book 2929, page 117,

CONTINUED **SEE PAGE 2

unimproved ( )
This is improved (X) property, known as 4821 Overcrest Drive, Nashville, TN 37211
(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 our hand S this 30th day of November 19 98

Michael M. Rowan

Judy C. Rowan

BOOK 11230 PAGE 57

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael M. Rowan and wife, Judy C. Rowan

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

Commission expires 7/21/2001

_____
Notary Public

SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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

**amended in Book 2997, page 93; Subject to all matters on the Plan of record in Book 9200, pages 57, 58 and 59, Register's Office for Davidson County, Tennessee.

05 19333
IDENTIF. ↑ REFERENCE

98 DEC -2 AM 10:53
REGISTER
DAVIDSON COUNTY, TN.

4223 12/02 0101 03CHECK 416.15

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11230 PAGE 58

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
			CAHT	
			109500.00	
			CON TX 405.15	
			PRFEE 1.00	
			WDEED 8.00	
			CFEE 2.00	
			TOTAL 416.15	
			CHECK 416.15	
12/02/98	01	10:54 0001	4223	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05I9333
IDENTIF. # REFERENCE

98 DEC -2 A11:03

FILED IN OFFICE OF REGISTER
DAVIDSON COUNTY, TN.

No. 1379248