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

BOOK 11402 PG. 609

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 44-11
Parcel 117
Field Book #:4D-42785

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, I, **Mary Michael Murphy, a minor and sole heir at law of Fredda D. Murphy, deceased, by and through her Legal Guardian, Dorothy Sue Patton,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Jeffrey A. Rowlett,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 46 of Section "A" on the Plan of E. I. du Pont de Nemours and Company's Subdivision, of record in Plat Book 1424, page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Fredda D. Murphy, unmarried, by deed from Jewel W. Burr, a widow, as of record in Book 8093, page 393, Register's Office for Davidson County, Tennessee. The said Fredda D. Murphy died on June 14, 1997, leaving Mary Michael Murphy as her sole heir at law. Dorothy Sue Patton is the Legal Guardian of Mary Michael Murphy and is authorized to execute this deed by Order entered in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 98P-1155.

05663372
IDENTIFICATION REFERENCE
98 NOV 26 PM 4:51
MAIL ENV.
#135 03/24 0101 03CHECK 224.55

This is improved property known as 402 Cleves Street, Old Hickory, Tennessee 37138.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants, easements and covenants and conditions as shown on the Plan of record in Plat Book 1424, page 68, all of record in 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, successors and assigns, forever; and we

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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, successors 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 5th day of March, 1999.

Dorothy Sue Patton Guardian
DOROTHY SUE PATTON, Guardian

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dorothy Sue Patton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Legal Guardian of Mary Michael Murphy, the within named bargainor, a minor, and that she as such Legal Guardian executed the foregoing Warranty Deed for the purposes therein contained by signing her name as Legal Guardian.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 5 day of March, 1999.

Ann Robinson
NOTARY PUBLIC

ANN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 10-20-99

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $57,715.00.

Jeffrey A. Schmidt
AFFIANT

Subscribed and sworn to before me
this 5th day of March, 1999.

Ann Robinson
NOTARY PUBLIC

ANN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 10-20-99

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11402 PG. 611

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0566372
IDENTIF. & REFERENCE

99 MAR 23 PM 4:51

CHNT	57715.00
CON TX	213.55
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	224.55
CHECK	224.55

03/26/99 01 16:50 0001 4139

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1443212