WARRANTY DEED

BOOK 11417 PG. 635

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 132,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
18th DAY OF March 19 99

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Notary Public

MY COMMISSION EXPIRES: 1/27/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MADISON TITLE COMPANY, 101 SHEPHERD HILLS DRIVE, MADISON, TENNESSEE 37115

mail

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PALADIN PROPERTIES, LLC	Christopher Kopa Paladin Properties, LLC	MAP 83-13
(NAME)	(NAME)	
1118 LILLIAN STREET	1006 Northview Drive	PARCEL 138.00
(ADDRESS)	(ADDRESS)	
NASHVILLE, TENNESSEE	Hendersonville TN 37075	
(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, WALTER R. DOWLEN AND WIFE, JEANINE C. DOWLEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PALADIN PROPERTIES, LLC

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. 124 and the easterly 10 feet of Lot No. 125 on the Map of East Edgefield Plan of Lots, as of record in Book 21, page 147, Register's Office for Davidson County, Tennessee.

Said Lot and part of said lot adjoin and front together 60 feet on the southerly margin of Lillian Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Walter R. Dowlen and wife, Jeanine C. Dowlen by deed of record in BOok 5364, page 130, Register's Office for Davidson County, Tennessee.

0569994

IDENTIF. A REFERENCE

99 APR -6 PM 1:57
ALL GARRETT REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved ( ) property, known as 1118 LILLIAN STREET, NASHVILLE, TENNESSEE
(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 18th day of March, 19 99

Walter R. Dowlen
WALTER R. DOWLEN

Jeanine C. Dowlen
JEANINE C. DOWLEN

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WALTER R. DOWLEN, the bargainor, 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 MADISON, Tennessee, this 18th day of March 19 99

Commission Expires 12/7/2001

Notary Public

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

STATE OF FLORIDA
COUNTY OF Volusia

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Jeanine C. Dowlen, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness by hand and official seal this 16 day of March, 1999.

Robert J. Vechiola
Notary Public

My Commission Expires:
12/17/95

Robert J. Vechiola
Notary Public, State of Florida
Commission No. CC 510400
My Commission Expires 12/17/99.
1-800-3-NOTARY - Fla. Notary Service & Bonding Co.

7950 04/06 0101 03CHECK 101.25

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11417 PG 637

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

05699 94

IDENTIF. & REFERENCE

99 APR -6 PM 1:57

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	132500.00
CON TX	490.25
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	501.25
CHECK	501.25

04/06/99 01 13:59 0001 7950

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1446971