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WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$72,000.00**

Crystal Lanae Ewin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **19TH DAY OF JANUARY, 2000.**

Kimberly R. Parker
Notary Public

MY COMMISSION EXPIRES: February 18, 2001.
(AFFIX SEAL)

Instr: 200001270008793 Page: 1 OF 2
REC'D FOR REC 01/27/2000 10:15:39AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $266.40

KIMBERLY R. PARKER
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Crystal Lanae Ewin	**SunTrust Bank, Nashville, N.A.**	**52-13-A17**
(NAME)	(NAME)	
2737 Penn Meade Drive	**P.O. Box 305110**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Nashville, TN 37230-5110**	
(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, **Edwin E. Rowell**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Crystal Lanae Ewin Unmarried and Dorothy Pearl Ewin A Married Person**, 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. 17 on the Plan of River Glen, Phase I of record in Plat Book 6900, Page 671, Register's Office for said County, to which reference is made for a more complete description

Being the same property conveyed to Edwin E. Rowell by deed of record in Book 10259, Page 907, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is unimproved / improved X property, known as **2737 Penn Meade Drive, Nashville, TN 37214**
(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/our hand(s) this 19th day of January, 2000.

Edwin E. Rowell

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 Edwin E. Rowell the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 19th, day of January, 2000.

Commission expires:
2-18-2003

KIMBERLY R. PARKER
NOTARY PUBLIC AT LARGE
RUTHERFORD CO.

Notary Public