BOY

Instr:200003230029623 Page: 1 OF 2
REC'D FOR REC 03/23/2000 12:46:56PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $925.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS ~~9th~~ 13 DAY OF March 2000

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires ~~March 29, 2003~~

Notary Public

MY COMMISSION EXPIRES: 3-29-03
(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
THOMAS E. ROGERS, JR. (NAME)	~~SAME~~ T E Rogers Jr. (NAME)	MAP 105-3
1132 FOURTH AVENUE SOUTH (ADDRESS)	6105 Hydes Ferry Pike (ADDRESS)	PARCEL 30.00
NASHVILLE, TENNESSEE 37210 (CITY) (STATE) (ZIP)	Ashland City Tenn 37015 (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, PATRICK E. ROWAN, MARRIED *

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS E. ROGERS, JR., UNMARRIED

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. 2 on the Plan of Rogers & Rowan Subdivision of record in Plat Book 8250, Page 800, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas E. Rogers, Jr. by deed from Jack Walton, Jr., of record in Book 10170, Page 638, Register's Office for Davidson County, Tennessee and by deed to Patrick E. Rowan and T.E. Rogers, Jr. from Jack L. Hooper, Sr. and wife, Joan S. Hooper of record in Book 10515, Page 375, Register's Office for Davidson County, Tennessee. The said Thomas E. Rogers, Jr. and Patrick E. Rowan having since quitclaim their interest to Patrick E. Rowan of record in Book 11047, Page 352, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2000 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plan of Rogers & Rowan Subdivision, of record in Plat Book 8250, page 800, Register's Office for Davidson County, Tennessee.

*THIS ABOVE DESCRIBED PROPERTY HAS NEVER BEEN THE PRINCIPAL RESIDENCE OF THE GRANTOR.

unimproved ( )
This is improved (X) property, known as 1132 FOURTH AVENUE SOUTH, NASHVILLE, TENNESSEE 37210
(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 ~~9th~~ 13 day of March 2000

Patrick E. Rowan

PATRICK E. ROWAN

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 PATRICK E. ROWAN, MARRIED

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, _____, Tennessee, this 13th day of March

Commission expires 3-29-03

Notary Public

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE, DAVIDSON COUNTY, TENN.
My Commission Expires March 29, 2003

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

WARRANTY DEED

FROM

PATRICK E. ROWAN

TO

THOMAS E. ROGERS, JR.

RETURN TO:

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