PREPARED BY:
Lender's Title & Escrow LLC
2000 Glen Echo Road, Suite 104
Nashville, Tennessee 37215

Instr:200007190071479 Page: 1 OF 2
REC'D FOR REC 07/19/2000 3:40:52PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1572.50

WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **June, 2000** by and between **Patrick E. Rowan** , herein after referred to as GRANTOR, and **Robert Dale Pilkinton, Jr. and Jane Anne Pilkinton** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Being Lot No. 2 on the plan of Sawyers Subdivision, of record in Plat Book 11190, page 28, as amended in Book 11371, page 281, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Patrick E. Rowan by Deed from Stuart W. Smith and wife, Amy J. Smith, of record in Book Instrument Number #200005010042805, Register's Office for Davidson County, Tennessee.

This is ~~improved~~/unimproved property known as: 4601 Malone Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Patrick E. Rowan
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Patrick E. Rowan** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **30th** day of **June, 2000.**

Notary Public

My Commission Expires:_____

BRIAN C. BATE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 30, 2003

Name and Address of Property Owner:
Robert Dale Pilkinton, Jr. and Jane Anne Pilkinton
4601 Malone Avenue, Nashville, TN 37205

Send Tax Statements to:
SAME
,

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$425,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **June, 2000.**

Notary Public

My Commission Expires: _____

BRIAN C. BATE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 30, 2003

RETURN TO:

Lender's Title & Escrow LLC
2000 Glen Echo Road, Suite 104
Nashville, Tennessee 37215
20-S-365