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

Instr:200008020076490 Page: 1 OF 2
REC'D FOR REC 08/02/2000 1:00:08PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $249.75

ADDRESS NEW OWNER:
Denver Bates, et ux
325 W. Main Street
Lebanon, Tennessee 37087

MORTGAGEE:
National Bank of Commerce
1691 N. Mt. Juliet Road
Mt. Juliet, Tennessee 37122

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map 96-06-181
Field Book #:3DZ58448

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Charles A. Rowlett, married,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Denver Bates and wife, Helen Bates,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in t Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 91 on the Map Clover Hill Subdivision, Section II, of record in Book 2133, page 46, Register's Office for said County and State, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Charles A. Rowlett, by deed from Jeff Rowlett, as of record in Instrument Number _____, Register's Office for Davidson County, Tennessee, recorded simultaneously herewith.
>
> Irene Rowlett, wife of Charles A. Rowlett, signature is not required since said property is not the marital residence.

This is improved property known as 2912 Susan Drive, Nashville, Tennessee 37214.

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, covenants and conditions as shown on the Plan of record in Plat Book 2133, page 46, 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 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 hands this 31st day of July, 2000.

CHARLES A. ROWLETT

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CHARLES A. ROWLETT**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 31st day of July, 2000.

NOTARY PUBLIC

My Commission Expires: 10/24/03

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $67,500.00.

AFFIANT

Subscribed and sworn to before me this 31st day of July, 2000.

NOTARY PUBLIC

My Commission Expires: 10/24/03