47

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 107,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF August 2000

Notary Public

MY COMMISSION EXPIRES: 12/18/2001
(AFFIX SEAL)

DORIS COLEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Instr:200008220082995 Page: 1 OF 2
REC'D FOR REC 08/22/2000 12:55:07PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $395.90

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carol Rouzer (NAME)	Same as New Owner (NAME)	MAP 84-1
2616 Highview Drive (ADDRESS)	(ADDRESS)	PARCEL 75
Nashville, TN 37206 (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, Thomas C. Wash, Jr. and wife, Loretta Wash and Katherine Rose Pepper

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carol Rouzer and husband, Paul Tracey

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:

Being Lot No. 25 on the Plan of Dugger Heights, Section III, as of record in Book 1835, Page 54, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the Westerly margin of Highview Drive at the common corner of Lots 24 and 25; thence along said Drive, which at this point is a circle drive, Northeasterly 60 feet to a concrete monument; and continuing with said Drive on a radius of 25 feet, 26.9 feet to a concrete monument, and continuing with said Drive Northerly 23 feet to a corner of Lots 25 and 26; thence with the line between Lots 25, 26 and 27, Westerly 251.7 feet to the common corner of Lots 27 and 29; thence Southerly with the line between Lots 33, 34 and 25, 83.5 feet to the corner of Lots 24 and 25; thence with the line between said lots, Easterly 173.9 feet to the beginning.

Being the same property conveyed to Rose S. Wells and Thomas C. Wash, Jr. by Quitclaim deed from Rose S. Wells, of record in Book 8239, Page 113, Register's Office for Davidson County, Tennessee. The said Rose S. Wells having since died on December 8, 1999 in Davidson County, Tennessee. Pursuant to the Last Will and Testament of Rose Simms Wells as entered, Docket No. 00UP62 in the Probate Court for Davidson County, Tennessee her one-half interest to said property was devised to Thomas C. Wash, Jr. and Katherine Rose Pepper.

Rose S. Wells and Rose Simms Wells is one and the same person.

Loretta Wash joins in this conveyance for the purpose of conveying all right, title and interest in and to said property, marital or otherwise.

unimproved ( )
This is improved (X) property, known as 2616 Highview Drive, Nashville, TN 37206
(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 21st day of August 2000

X Thomas C. Wash, Jr.

X Katherine Rose Pepper

X Loretta Wash

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 Thomas C. Wash, Jr. and wife, Loretta Wash

the bargainor S, 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 Goodlettsville, Tennessee, this 21st day of August, 2000.

Commission expires 12/18/2001

Notary Public

DORIS COLEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____, 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 _____, _____.

My commission expires _____

Notary Public

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named KATHERINE ROSE PEPPER, 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 my hand and official seal at Burbank, CA, **this the** 18 **day of August, 2000.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-14-03

ZAHEER AZAM
Commission # 1218735
Notary Public - California
Los Angeles County
My Comm. Expires May 14, 2003