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

Davidson County DEEDWARR
Recvd: 09/15/00 12:23 2pgs
Fees:11.00 Taxes:222.00
20000915-0091874

ADDRESS NEW OWNER:
Victor Fried
9 Music Square South, Park 181
Nashville, Tennessee 37203

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

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map 44-11-117
Field Book #: 4D42785

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, **Jeffrey A. Rowlett, married,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Victor Fried,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 46 of Section "A" on the Plan of E. I. du Pont de Nemours and Company's Subdivision, of record in Plat Book 1424, page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Jeffrey A. Rowlett, by deed from Mary Michael Murphy, a minor and sole heir at law of Fredda D. Murphy, deceased, as of record in Book 11402, page 609, Register's Office for Wilson County, Tennessee.
>
> Patricia L. Rowlett, the wife of Jeffrey A. Rowlett, is not required to sign in this transaction since the said property is not the marital residence.

This is improved property known as 402 Cleves Street, Old Hickory, Tennessee 37138.

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 of record in Book 1973, page 6, and Book 2447, page 151; a right-of-way easement for telephone of record in Book 662, page 743, and easements, covenants and conditions as shown on the Plan of record in Plat Book 1424, page 68, 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 29th day of August, 2000.

JEFFREY 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 **JEFFREY 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 29th day of August, 2000.

NOTARY PUBLIC

My Commission Expires: 10/26/03

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is **$60,000.00.**

AFFIANT

Subscribed and sworn to before me this 29th day of August, 2000.

NOTARY PUBLIC

My Commission Expires: 10/26/03