Davidson County DEEDWARR
Recvd: 09/29/00 16:57 2pgs
Fees:11.00 Taxes:305.25
20000929-0096735

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of September, 2000.

Notary Public

My Commission Expires: 11-18-01

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Billy J. Rowland and Margie O. Rowland
419 Dupont Ave.
Madison, Tennessee 37115

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Thomas J. Brown, an unmarried man** hereinafter referred to as Grantors, hereby transfers and conveys to **Billy J. Rowland and wife, Margie O. Rowland** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Lot No. 7 of Block "H" on the Map of Woodlawn Estates, of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee.

Said Lot No 7 fronts 100 feet on the northerly side of DuPont Avenue and runs back between parallel lines 165 1/2 feet to a dead line.

Being the same property conveyed to Thomas J. Brown by Quitclaim Deed from C. Dudley Brown, Trustee of the Patricia Ann Brown, Trust, U/A June 8, 1981. of record as Instrument No. 200001030000184

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 419 Dupont Ave., Madison, Tennessee 37115.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 27th day of September, 2000.

Thomas J. Brown, by Jeanie Timmons, his Attorney in Fact

Thomas J. Brown, by Jeanie Timmons, his Attorney in Fact.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , Jeanie Timmons, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged herself to be the Attorney in Fact for Thomas J. Brown, and acknowledged that she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of September, 2000.

Notary Public

11/18/01
My Commission Expires

