Davidson County DEEDWARR
Recvd: 10/10/00 11:44 2pgs
Fees:11.00 Taxes:613.83

20001010-0100488

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP39310

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2000

Notary Public

MY COMMISSION EXPIRES: 5-17-2002

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHRIS ROWE AND WIFE, JENNIFER ROWE 216 Dedham Drive Nashville, TN 37214	FARM CREDIT SERVICES OF MID-AMERICA, FLCA 710 Henslee Drive P.O. Box 547 Dickson, TN 37056-0547	55-6

My Commission Expires

FOR AND IN 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,

IDA MAI ROHRER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHRIS ROWE AND WIFE, JENNIFER ROWE

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:

Land in the 1st councilmanic district of Nashville, Davidson County, Tennessee, being the property described in deed book 1148, page 326, register's office for said county, and a part of the property described in deed book 3934, page 398 (tract 2), R.O.D.C., more completely described as follows:

Beginning in the north right of way of Bull Run Road, approximately 1.2 miles of the intersection of said Bull Run Road and Ashland City Highway;

Thence leaving said right of way N 25 deg. 37' 35" W, 454.55 feet to a point in a drain near a fence;
Thence N 20 deg. 25' 04" W, 989.87 feet to the southerly line of Hoffman, recorded in deed book 9668, page 62, R.O.D.C.;
Thence along said Hoffman's line N 87 deg. 32'41" E, 864.46 feet to westerly line of an area leased to Dozier, as shown on an unrecorded survey by Tommy E. Walker, dated 4-22-96;
Thence along the west line of said leased area S 8 deg. 29' 42" E, 853.26 feet to an iron pin;
Thence S 20 deg. 56' 10" E, 247.09 feet to an iron pin in the north right of way of said Bull Run Road;
Thence along said north right of way S 62 deg. 05' 30" W, 308.36 feet;
Thence along a curve to the left, having a radius of 3326.00 feet, a distance of 306.16 feet to the point of beginning and containing 20.72 acres, more or less.

Being the same property conveyed to Grantor by deed of even date, being recorded simultaneously herewith.

SEE PREVIOUSLY RECORDED POWER OF ATTORNEY

Unimproved ( )
This is improved (X) property known as 4254 BULL RUN ROAD, NASHVILLE, TN
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 my hand this 28TH day of SEPTEMBER, 2000

Ida Mai Rohrer by Mildred Hutton AIF

IDA MAI ROHRER, BY: MILDRED HUTTON, ATTORNEY – IN - FACT

***BEING THE SAME PROPERTY CONVEYED TO C.E. ROHRER AND WIFE, IDA MAI ROHRER. C.E. ROHRER HAS SINCE DIED LEAVING IDA MAI ROHRER AS HIS SOLE HEIR-AT-LAW. DURABLE POWER OF ATTORNEY RECORDED IN INSTRUMENT NUMBER 200005020043853 GRANTS MILDRED HUTTON TO ACT AS ATTORNEY IN FACT FOR IDA MAI ROHRER.**

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this day of , 2000.

Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the _____ of the _____,
the within named bargainor, and _____ and that _____ as such _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____, by the said _____ as such _____ and attesting the same by the said _____ as such _____.
Witness my hand and official seal at office at Nashville, Tennessee on this the day of , 2000.

My commission expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 28TH day of SEPTEMBER, 2000, before me personally appeared MILDRED HUTTON to me known to be the person who executed the foregoing instrument in behalf of IDA MAI ROHRER as Attorney in Fact, and acknowledged that SHE executed the same as the free act and deed of the said IDA MAI ROHRER.

Witness my hand and official seal at Nashville, Tennessee, this the 28th day of SEPTEMBER, 2000.

My commission expires: 5/26/02

Notary Public

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 26, 2002