# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/31/00 14:54 2pgs
Fees:11.00 Taxes:887.63

20001031-0108067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 239,900.00

Affiant Mary Susan Rowan

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF October 2000

Notary Public Jennifer Dunlap

MY COMMISSION EXPIRES: 5/27/2001
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: New Owner | MAP-PARCEL NUMBERS |
|---|---|---|
| Mary Susan Rowan (NAME) | ~~Charles E. Rowan Jr. Fam. Trust~~ (NAME) | 160-11-a 72.00CO |
| 5548 Hearthstone Lane (ADDRESS) | ~~3011 Armory Drive Suite 190~~ (ADDRESS) | |
| Brentwood, TN 37027 (CITY) (STATE) (ZIP) | ~~Nashville, TN 37204~~ (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, Sharon L. McCauley, unmarried

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

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 Davidson County, TN, BEING Lot No. 72 on the Plan of Phases II, III & IV Hemmingwood, of record in Plat Book 6900, pages 7 and 8, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Sharon L. Powers, by deed from Homes By Heritage, Inc., of record in Book 8122, page 74, and further conveyed to Sharon L. McCauley by quitclaim deed from Ralph Charles McCauley, III, of record in Book 10174, page 240, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 2000 have been prorated and payment thereof is expressly assumed by the herein Grantee; Declaration of Covenants, Conditions and Restrictions of record in Book 6730, page 329, as amended in Book 6892, page 540, Book 6925, page 268, Book 6948, page 268, Book 7269, page 387, and Book 7474, page 205; Plan of record in Plat Book 6900, pages 7 and 8; all in the Register's Office for Davidson County, TN.

Sharon L. McCauley and Sharon L. Powers is one and the same person.

unimproved ( )
This is improved ( X ) property, known as 5548 Hearthstone Lane, Brentwood, TN 37027
(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 my hand this 27th day of October, 2000

Sharon L. McCauley
Sharon L. McCauley

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 Sharon L. McCauley

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 Brentwood, Tennessee, this 27th day of October, 2000.

Commission expires 5/27/2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

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