Davidson County DEEDWARR
Recvd: 12/08/00 15:15 2pgs
Fees:11.00 Taxes:347.80
20001208-0121336

THIS INSTRUMENT PREPARED BY:

RAMSEY & THORNTON
ATTORNEYS AT LAW
507 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055
CHIC 0689

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETY FOUR THOUSAND AND 00/100 ($94,000.00) DOLLARS, cash in hand paid by CHRISTOPHER M. ROSE, unmarried, receipt of which is hereby acknowledged, we, JOSEPH P. WILLS and wife, AUDREY L. WILLS, have bargained and sold, and by these presents do transfer and convey unto the said CHRISTOPHER M. ROSE, unmarried, his heirs and assigns, a certain tract or parcel of land as follows:

> Being land in Davidson County, State of Tennessee, and being Lot No. 19, on the Plan of Section 2, Mosswood Heights, of record in Book 4175, Page 155, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Joseph P. Wills and wife, Audrey L. Wills, by deed from Anthony A. Tidwell and wife, Billie J. Tidwell, dated April 4, 1996 and of record in Book 10029, Page 935, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to all matters as shown by plat of record in Book 4175, Page 155, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said CHRISTOPHER M. ROSE, unmarried, his heirs and assigns, forever. And we do covenant with the said CHRISTOPHER M. ROSE, unmarried, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unincumbered. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said CHRISTOPHER M. ROSE, unmarried, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, on this 30th day of November, 2000.

Joseph P. Wills
JOSEPH P. WILLS

Audrey L Wills
AUDREY L. WILLS

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, JOSEPH P. WILLS and wife, AUDREY L. WILLS, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 30th day of November, 2000.

NOTARY PUBLIC

H. BRENT PATRICK
NOTARY PUBLIC AT LARGE
DICKSON COUNTY, TN
My Comm. Expires 09-21-2004

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $94,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 30th day of November, 2000.

NOTARY PUBLIC

H. BRENT PATRICK
NOTARY PUBLIC AT LARGE
DICKSON COUNTY, TN
My Comm. Expires 09-21-2004

My Commission Expires: _____

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Tax Map 95/225
Field Book 08DA-28838

ADDRESS OF NEW OWNER:
Mr. CHRISTOPHER M. ROSE
617 Nashua Lane
Nashville, TN 37209

SEND TAX BILLS TO:
GUARANTY TRUST COMPANY
3319 West End Avenue, Suite 110
Nashville, TN 37203