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

Davidson County DEEDWARR
Recvd: 09/10/01 13:27 2pgs
Fees:13.00 Taxes:303.40
20010910-0097890

ADDRESS NEW OWNER:
Ms. Pamela M. Rose
2842 Colonial Circle
Nashville, Tennessee 37214

MORTGAGEE:
Franklin American Mortgage Company
501 Corporate Centre Drive
Suite 400
Franklin, Tennessee 37067

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map 96
Group 06
Parcel 39

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Robert Nabors and wife, Mildred Nabors,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Pamela M. Rose,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 27 on the Map of Colonial Village as of record in Book 1424, page 58, Register's Office for said County.
>
> Lot No. 27 fronts on the northerly side of Colonial Circle and runs back between lines, 227.72 feet on the westerly line and 199.59 feet on the easterly line to a dead line in the rear on which it measures 99.33 feet.
>
> Being the same property conveyed to John W. Hunt and wife, Bettye Sory Hunt, by deed from Clifford W. Russell and Coen C. Cloyd as of record in Book 1712, page 396, Register's Office for Davidson County, Tennessee. The said John W. Hunt predeceased Bettye Sory Hunt leaving her as the surviving tenant by the entirety. The said Bettye Sory Hunt died testate leaving no surviving spouse and Robert Nabors and wife, Mildred Nabors are the devisees under the Last Will and Testament of Bettye S. Hunt as of record in Will Book 236, page 585, Probate Clerk's Office for Davidson County, Tennessee.
>
> Betty Sory Hunt and Bettye S. Hunt are one and the same.

This is improved property known as 2824 Colonial Circle, Nashville, Tennessee 37214.

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, easements, covenants and conditions as shown on the Plan of record in Plat Book 1424, page 58; and a sewer easement of record in Book 4197, page 358, all of record in the 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 24th day of August, 2001.

Robert Nabors
ROBERT NABORS

Mildred T Nabors
MILDRED NABORS

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 **ROBERT NABORS AND WIFE, MILDRED NABORS**, 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 24th day of August, 2001.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 10/26/03

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is **$82,000.00.**

Pamela M. Rose
AFFIANT

Subscribed and sworn to before me this 24th day of August, 2001.

NOTARY PUBLIC

My Commission Expires: 10/26/03

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.