WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/11/01 09:36 2pgs
Fees:13.00 Taxes:431.05

20011011-0110758

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 116,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF October 2001

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Dauphinee (NAME)	Nashville Bank of Commerce (NAME)	MAP 83-08
1017 Preston Drive (ADDRESS)	115 29th Avenue South (ADDRESS)	PARCEL 105
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (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, Johnny E. Roan and wife, Anne. C. Roan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Dauphinee, 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, Tennessee, being Lot No. 65 on the Map of ROSEWOOD HEIGHTS, SECTION 2, as of record in Book 2133, Page 57, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

BEING the same property conveyed to Johnny E. Roan and wife, Anne C. Roan by Warranty Deed from Buford O. Harper and wife, Florine Watson Harper of record in Book 5951, page 143, Register's Office for Davidson County, TN.

Bonnie Emerson executes this instrument as Attorney-in-Fact on behalf of Johnny Eliger Roan pursuant to Durable Power-of-Attorney of record by Instrument No. 20011011-0110757, Register's Office for Davidson County, Tennessee.

Johnny Eliger Roan and Johnny E. Roan is one and the same person.

This conveyance is subject to taxes for the year 2001, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 1017 Preston Drive, Nashville, TN 37206
(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 our hand s this 1st day of October 2001

Johnny E. Roan
By: Johnny E. Roan by Bonnie Emerson Attorney-in-fact
Bonnie Emerson, Attorney-in-fact

Anne C. Roan
Anne. C. Roan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Johnny E. Roan and wife, Anne. C. Roan~~ and Bonnie Emerson, Attorney-in-fact for Johnny E. Roan

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 1st day of October, 2001.

NOTARY PUBLIC LARGE WILSON COUNTY, TENNESSEE

Commission expires 10-25-04

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

RETURN TO:

Rudy Title and Escrow
Attn: Laura Mitchell
906 Sutton Hill
Nashville, TN 37204