Box 3: CAU

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Arlo U. Rowell **1400 Neelys Bend Road** **Madison, TN 37115**	**063-01-0-002.00**	**CTX Mortgage Company, LLC** **P.O. Box 199114** **Dallas, TX 75219**
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Hattie M. Armstrong**, a widow, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **Arlo U. Rowell**, an unmarried person (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in **Exhibit A**, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. 2001 Property Tax, prorated and paid at closing.

2. All matters shown on the Plan of record in Book 2133, pages 66 and 67, said Register's Office.

This is improved property located known as **1400 Neelys Bend Road, Madison, Davidson County, Tennessee 37115.**

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, that said Property is being conveyed "as is, where is", and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

Davidson County DEEDWARR
Recvd: 10/25/01 09:20 3pgs
Fees:18.00 Taxes:436.23

20011025-0116705

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $117,900.00

Arlo U. Rowell
Affiant

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

Carol A. Wilson
Notary Public

My Commission Expires: 7-24-04

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

756013 v1
009300-002 10/23/01

IN WITNESS WHEREOF, the Grantor has executed this Deed this 24th day of October, 2001.

Hattie M Armstrong
Hattie M. Armstrong

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 Hattie M. Armstrong, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 24 day of October, 2001.

Carol A. Wilson
Notary Public

My Commission Expires:
7-24-04

EXHIBIT A

(Legal Description)

A certain tract or parcel of land in Davidson County, Tennessee, being Lot No. 76 on the Map of Marlin Meadows, Section No. 4, of record in Book 2133, page 66, Register's Office for said County, and described as follows:

Beginning at a point in the westerly margin of Neely's Bend Road at the common corner of Lots 76 and 77, thence with the line between said lots southwesterly 235 feet to a point in the line of Lot 75, thence with the line between Lots 75 and 76, southerly 159.7 feet to a point; thence easterly 285.1 feet to the westerly margin of Neely's Bend Road; thence with the margin of the same as follows: north 17 deg. 45' west 99.7 feet; north 72 deg. 15' east 5 feet; north 17 deg. 45' west, 144.6 feet to the point of beginning.

Being the same property conveyed to William P. Armstrong and wife, Hattie M. Armstrong, by deed from Fred W. Atkisson and wife, Adelle I. Atkisson, of record in Book 2701, page 281, said Register's Office. The said William P. Armstrong having since died.