PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

Davidson County DEEDWARR
Recvd: 02/19/02 09:42 2pgs
Fees:13.00 Taxes:403.30

20020219-0020725

WARRANTY DEED

THIS INDENTURE is made and entered into this **28th** day of **January, 2002** between **P.T. DEVELOPMENT. LLC** , GRANTOR, and **YOLANDA D. ROWAN,,** GRANTEE.
unmarried

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **NASHVILLE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located on the west margin of Old Matthews Road, formerly Manila Street, approximately 500.00 feet north of the intersection of Old Matthews Road and Chris Street. Said parcel being Lot 11 of Hickory Heights, not of record, by Z.J. Wilkinson, dated May 22nd, 1948 and being more particularly described as follows:

Beginning at an iron pin set in the westerly right of way of Old Matthews Road, said pin being the northeast corner of Lot 10, and the southeast corner of the herein described lot, Thence, leaving Old Matthews Road with the North line of Lot 10, North 84 degrees 06 minutes 58 seconds West, 150.00 feet to an iron pin(old);

Thence, with the east line of Lot 35, North 06 degrees 16 minutes 31 seconds East,50.00 feet to an iron pin(old), said pin being the northwest corner of subject lot and the southwest corner of lot 12;

Thence, with the south line of Lot 12, South 84 degrees 06 minutes 58 seconds East, 150.00 feet to an iron pin(new) in the westerly right of way of Old Matthews Road, said pin being the southeast corner of Lot 12, and the northeast corner of subject lot;

Thence, South 06 degrees 16 minutes 31 seconds West 50.00 feet to the Point of Beginning, containing 7,500 square feet or 0.17 acre, more or less.

The above legal description was obtained from Crawford Land Surveyors, P.C. according to a survey dated June 28, 2000 by William C. Cockrill, Tenn. R.L.S. No. 1401.

Being the same property conveyed to P.T. Development, LLC by deed from Cynthia A. Turner Graham, married of record in Instrument No. 200007260073863, Register's Office for Davidson County, Tennessee.
THIS CONVEYANCE IS SUBJECT TO taxes for the year of 2002 which have been prorated and assumed by the Grantee(s); Charter of record in Instrument No. 200004050034225; Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20001130-0117321;and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.

The above legal description was obtained from Crawford Land Surveyors, P.C. according to a survey dated June 28, 2000 by William C. Cockrill, Tenn. R.L.S. No. 1401.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

P.T. DEVELOPMENT. LLC
Signature of Seller

CORPORATE
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said State and County aforesaid, personally appeared MIKE WHALEN with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be PRESIDENT/CHIEF MANAGER of P.T. DEVELOPMENT. LLC, the within named bargainor, a corporation, and that he/she as such PRESIDENT/CHIEF MANAGER, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as PRESIDENT/CHIEF MANAGER.

Witness my hand and seal, at office in NASHVILLE, this the **28th** day of **January, 2002.**

Notary Public

My Commission Expires: 9/28/02

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires September 28, 2002

Name and Address of Property Owner:

YOLANDA D. ROWAN
2849 OLD MATTHEWS ROAD
NASHVILLE, TN 37207

Property Address:

2849 OLD MATTHEWS ROAD
NASHVILLE, TN 37207

Person Responsible for Taxes:

COLUMBIA NATIONAL MORTGAGE CORP.
7142 COLUMBIA GATEWAY DRIVE
~~**NASHVILLE**~~ Columbia, MD 21046

Parcel #: 59-16, # 188

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$109,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **28th** day of **January, 2002.**

Notary Public

My Commission Expires: 9/28/02

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires September 28, 2002

RETURN TO:

BALDWIN LAND TITLE, PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076