BOK 1

WARRANTY DEED

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.
My Commission Expires Oct. 9, 2003

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $356,800.00

Jack Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2003.

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: October 9, 2003.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Windhaven Shores, Inc.	**OWNER**	150-00-0-135.00
(NAME)	(NAME)	
3612 Arcadia Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(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, **James Rowlett and Herbert Rowlett and Mabel McIntosh**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Windhaven Shores, Inc.**, 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 the 2nd Civil District of Davidson County, Tennessee, according to a survey by MEC, Inc., dated 4-16-02 and being more particularly described as follows:

Beginning at the northwesterly corner of Tract 2, thence along the easterly line of Tract 1-A, North 07 degrees 09' 02" East a distance of 420.81 feet to a new iron rod; thence along the northerly line of Tract 1-A, North 75 degrees 02' 50" West a distance of 217.19 feet to a new iron spike; thence along the easterly line of Sarah Lee Parker as recorded in Book 7683, Page585, R.O.D.C., TN, North 08 degrees 06' 04" East a distance of 358.94 feet to a new iron rod; thence along the northerly line of the herein described tract, South 74 degrees 52' 26" East a distance of 211.42 feet to an old iron rod; thence along the southerly line of W.L. Stinnett, South 80 degrees 14' 47" East a distance of 410.23 feet to an old iron rod; thence along the southerly line of Harold B. Jackson, Sr., as recorded in Book 6120, Page 13, R.O.D.C., TN, South 81 degrees 54' 40" East a distance of 235.15 feet to an old iron rod; thence along the southerly line of Harold B. Jackson, Sr., as recorded in Book 7390, Page 115, R.O.D.C., TN, South 80 degrees 50' 05" East a distance of 259.15 feet to an old iron rod; thence along the westerly line of Donald Wayne Turner as recorded in Book 9515, Page87, R.O.D.C., TN, South 08 degrees 32' 11" West a distance of 410.18 feet to an old iron rod; thence along the lines of Tract 4, South 08 degrees 31' 57" West a distance of 379. 88 feet to an old iron rod; thence, North 80 degrees 10' 06" West a distance of 421.99 feet to an old iron rod; thence along the northerly line of Tract 2, North 80 degrees 09' 14" West a distance of 463.96 feet to the point of beginning and containing 17.84 acres or 777,311 square feet.

Being the same property conveyed to W.H. Roweltt and wife, Della Mae Rowlett by deed of record in Book 1454, Page 117,Register's Office for **Davidson** County, Tennessee. Said property is now vested in James Rowlett, Herbert Rowlett and Mabel McIntosh by heirship affidavit of record in Instrument 20020621-0075087, said Register's Office. See Affidavit in 20030228-0026791

This instrument is executed on behalf of Mabel McIntosh by Herbert Rowlett as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20030228-00267 92, in the Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☒
This is improved ☐ property, known as **17.84 acres, Antioch, TN 37013**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 02/28/03 11:11 2pgs
Fees:13.00 Taxes:1320.16
20030228-0026793

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 my/our hand(s) this 27th day of February, 2003.

Mabel McIntosh

By: Herbert Rowlett
Herbert Rowlett , Attorney-in-Fact

James Rowlett

Herbert Rowlett

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 **James Rowlett and Herbert Rowlett** 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 Antioch, Tennessee, this 27th day of February, 2003.

Commission expires:

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.
My Commission Expires Oct. 9, 2003

Notary Public

State of Tennessee County of Davidson

On this 27th day of February, 2003, before me personally appeared Herbert Rowlett, the person who executed the foregoing instrument on behalf of Mabel McIntosh, and acknowledged that he executed the same as the free act and deed of the said Mabel McIntosh, through Power of Attorney granted him by the said Mabel McIntosh.

Commission Expires:

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.
My Commission Expires Oct. 9, 2003

Notary Public