WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/15/03 08:57 2pgs
Fees:13.00 Taxes:586.28
20030515-0066261

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,454.00

Kenneth L. Gray
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2003.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth L. Gray	Chase Manhattan Mortgage Corporation	34-1-83
(NAME)	(NAME)	
318 Draper Circle	5409 Maryland Way	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Brentwood, TN 37027	
(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, John T. Rowe and wife, Carolyn J. Rowe, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth L. Gray and wife, Constance G. Gray, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 318 Draper Circle, Goodlettsville, TN 37072
(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 hands this 28th day of April, 2003.

John T. Rowe

Carolyn J. Rowe

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 John T. Rowe and wife, Carolyn J. Rowe, 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 28th day of April, 2003.

Commission expires:

Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Goodlettsville Heights, Section 7, a plat of which is of record in Book 4175, page 72, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Included in the above property description but expressly excluded therefrom is that portion of property conveyed to the State of Tennessee by Warranty Deed of record in Book 7523, page 883, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the point of intersection of the existing northwest margin of I-65 and the northeast boundary of the Eugene C. Haston property; thence with said northeast boundary north 34 degrees 47 minutes 41 seconds west 26.92 feet to a point in the proposed northwest margin of I-65; thence with said proposed margin north 34 degrees 16 minutes 10 seconds east 252.63 feet to a point in the south boundary of the Jack L. Harper, et ux property; thence with said south boundary south 63 degrees 31 minutes 53 seconds east 35 feet; more or less to a point in the existing northwest margin; thence with said existing margin south 35 degrees 43 minutes 15 seconds west 266.71 feet to the point of beginning and containing 0.170 acres, more or less.

Being the same property conveyed to John T. Rowe and wife, Carolyn J. Rowe by deed from Patricia A. Vaughan of record in Book 9669, page 754 and rerecorded in Book 9940, page 927, Register's Office, Davidson County, Tennessee.