WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/02/03 14:16 2pgs
Fees:13.00 Taxes:941.65

20030702-0091699

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 254,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ~~THIS~~ THE
20th DAY OF June, 2003

Notary Public

MY COMMISSION EXPIRES: 9 2 T 04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey F. Rooks (NAME)	Union Planters Mortgage (NAME)	MAP 172-01-A
37 Nickleby Down (ADDRESS)	401 Union Street (ADDRESS)	PARCEL 29
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (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, Henry C. L. Bohler, Jr. and wife, Jacquelyn M. McMillian-Bohler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey F. Rooks and Laura E. Sircy, both unmarried as joint tenants with right of survivorship

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. 29 on the Revised Plan of Copperfield of record in Plat Book 6900, page 145, revised in Plat Book 6900, page 555, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Henry C. L. Bohler, Jr., unmarried, by deed from Advantage Builders, Inc., of record in Book 10570, page 970, said Register's Office. Henry C. L. Bohler, Jr. has since married. Jacquelyn M. McMillian-Bohler joins in executing this deed to convey any interest she may have in said property. Jacquelyn M. McMillian-Bohler is the same person as Jacquelyn Michelle McMillian-bohler.

This conveyance is subject to (a) 2003 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 6900, page 555, said Register's Office; (c) easements of record in Book 2437, page 8, Book 2438, page 376 and Book 7593, page 488, said Register's Office; and (d) restrictive covenants of record in Book 6779, page 296, Book 6783, page 973, Book 7071, page 482 and Book 7208, page 889, said Register's Office.

unimproved ( )
This is improved (X) property, known as 37 Nickleby Down, Brentwood, Tennessee 37027
(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 20th day of June, 2003

Henry C. L. Bohler, Jr. by Dianne S. Rucker, Attorney in Fact

Jacquelyn M. McMillian-Bohler by Dianne S. Rucker, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20 day of June, 2003, before me personally appeared Dianne S. Rucker to me known to be the person who executed the foregoing instrument on behalf of Henry C. L. Bohler, Jr. and Jacquelyn M. McMillian-Bohler and who acknowledged that she executed the same as the free act and deed of Henry C. L. Bohler, Jr. and Jacquelyn M. McMillian-bohler.

Witness my hand and seal this 20 day of June, 2003.



Notary Public