This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Lance H. Rose
878 Bayberry Drive
State College, PA 16801

SEND TAX BILL TO:
Owner

Davidson County DEEDWARR
Recvd: 07/03/03 12:23 2pgs
Fees:13.00 Taxes:740.00
20030703-0092473

MAP 103
GROUP 10
PARCEL 16.00

MORTGAGEE:

NONE

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Richard C. Evans and spouse, Emily Hattwick** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Lance H. Rose and wife, Ann P. Rose**, hereinafter called the "GRANTEES", its successors 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. 35 on the Plan of Brookside Courts Addition, No. 3 Subdivision, of record in Plat Book 1835, page 107, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Said Lot No. 35 fronts 70 feet on the southerly margin of Branch Creek Road and extends back 117.5 feet on the easterly line and 127.5 feet on the westerly line to a dead line in the rear, measuring 105 feet thereon.
>
> Being the same property conveyed to Richard C. Evans and spouse, Emily Hattwick by deed from Patrick J. Hollaban, Jr. and wife, Amy W. Hollaban of record in Book 10937, Page 795, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2003 and subsequent years.

This is improved property known as 736 Branch Creek Road, Nashville, Tennessee 37209.

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", its successors and assigns, forever, and, GRANTORS do covenant with the said "GRANTEES" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 1st day of July, 2003.

Richard C. Evans

Emily Hattwick

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Richard C. Evans and spouse, Emily Hattwick**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 1st day of July, 2003.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/04

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $200,000.00.

AFFIANT

Subscribed and sworn to before me on this 1st day of July, 2003.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/04