WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/10/03 08:40 2pgs
Fees:13.00 Taxes:1110.00

20030710-0095310

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires APRIL 28, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JULY, 2003.

Notary Public

MY COMMISSION EXPIRES: 4-28-04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick Rowan	Same	Map 115-12-0 Parcel 096.00
(NAME)	(NAME)	
P.O Box 150545		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215		
(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, I, **John M. Dortch**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patrick Rowan**, HEREINAFTER CALLED THE GRANTEE, HIS 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, being Lot No. 3 of West Meade Farms, Inc., Section "A", of record at Book 1424, Page 143, Register's Office for Davidson County, Tennessee.

Said Lot 3 fronts 200 feet on the westerly side of Jocelyn Hollow Road and runs back between parallel lines 400 feet to a dead line.

Being the same property conveyed to John M. Dortch and wife, Emogene W. Dortch by Warranty Deed of record in Book 1874, Page 323, Register's Office for Davidson County, Tennessee. The said Georgia Emogene Dortch died June 27, 2002, the property vested in John M. Dortch as surviving tenants by the entireties, as further evidenced by Executor's Deed of record in Instrument # 20030513-0064490, Register's Office for Davidson County, Tennessee.

The said Emogene W. Dortch and Georgia Emogene Dortch were one and the same person.

This is the same legal description as on the previous deed of record.

This conveyance is made subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.

2003 property taxes shall be the responsibility of the Grantee when due and payable.

This is not the principal residence of the Grantor.

This is improved property, known as 6108 Jocelyn Hollow Road, Nashville, TN 37205
(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 GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 1st day of July, 2003.

John M. Dortch

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public, in and for the said County and State, John M. Dortch, the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this: 7/1/2003.

Commission expires:

Larry D. Craig Notary Public

