AFTER RECORDING RETURN TO:
Lawyer's Escrow
2021 Richard Jones Rd., Suite 410
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 05/10/04 09:32 2pgs
Fees:13.00 Taxes:1128.50
20040510-0052843

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 305,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 2004
Notary Public
MY COMMISSION EXPIRES: 7/21/07
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick E. Rowan	Patrick E Rowan	MAP 130-11-0
(NAME)	(NAME)	
900 Lynnwood Blvd.	4905 May Manor Circle	PARCEL 048
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(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, Douglas C. Conklin and wife, Sharon J. Conklin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patrick E. Rowan

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. 18 of Block "A" on the Plan of Tyne Meade, Section No. 2, not of record, described according to a survey made by Z. J. Wilkinson, surveyor, as follows:

Beginning on the easterly margin of Lynwood Boulevard at the southwest corner of the property conveyed to Charles William Horstman and wife by deed from Omer H. Jordan and wife, of record in Book 1679, page 167, Registers office for Davidson County, Tennessee; thence with said Boulevard, southwardly 100 feet to the corner of Lots 18 and 19, being 600 feet, more or less, north of the northerly margin of Forsythe Place; thence with the line between said two lots, eastwardly 250 feet; thence northwardly 100 feet to the southeast corner of said Horstman property; thence with the southerly line of same, westwardly 250 feet to the beginning.

Being the same property conveyed to Douglas C. Conklin and wife Sharon J. Conklin by warranty deed from Dorothy R. Beard, unmarried as of record in Book 9941, page 115, Registers office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 900 Lynnwood Blvd., 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 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 this 28th ~~30th~~ day of April, 2004

Douglas C. Conklin

Sharon J. Conklin

29th April 2004

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Douglas C. Conklin ~~and wife, Sharon J. Conklin~~ only

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~(s)he~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Charleston County South Carolina, ~~Tennessee~~, this ~~30th~~ 28th day of April, 2004.

Commission expires 8/3/2009

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

Sharon Jean Conklin

29th April

JOE GUERRA
Notary Public, State of Texas
My Commission Expires 9-22-2004