WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/03/04 11:10 2pgs
Fees:13.00 Taxes:841.75

20040603-0065269

MAXINE F. WEAVER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 227,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May 2004

Maxine F. Weaver
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marcus Rowe	ABN Amro Mortgage Group, Inc	MAP 072-03
(NAME)	(NAME)	
1200 Howard Avenue	P.O Box 57088	PARCEL 203.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Irvine, CA 92619-7068	
(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, Walter A. O'Brien and wife, Mary C. O'Brien

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marcus Rowe and wife, Gale Rowe

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. 141 on the Plan of Inglewood Place, as of record in Book No. 332 Page 101, Register's Office for Davidson County, Tennessee.
Said Lot No. 141 fronts 114.8 feet on the southerly side of Howard Avenue and runs back between parallel lines with the eastern margin of Katherine Street, 205 feet to a dead line.

BEING the same property conveyed to Walter A. O'Brien and wife, Mary C. O'Brien by Warranty Deed from Mary Frances Izor Jordan and husband Rufus A. Jordan of record in Book 8778 page 87 Register's Office for Davidson County, TN

INCLUDED in the above description, but expressly EXCLUDED therefrom is the following described tract conveyed to William R. Chambers, Jr. and wife, Theresa H. Chambers by deed from Mary Izor Jordan, being of record in Book 5514, Page 491, Register's Office for said County:
BEING the southerly 20' of Lot No. 141 on the Plan of Inglewood Place, as of record in Book No. 332, Page 101, Register's Office for said County. Said Lot No. 141 fronts 114.08' on the southerly side of Howard Avenue and runs back between parallel lines with the eastern margin of Katherine Street 205' to a dead line.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1200 Howard Avenue, Nashville, TN 37216
(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 28th day of May, 2004

Walter A. O'Brien
Mary C. O'Brien
By: Mary C O'Brien
Ava Mire, Attorney-in-fact by Ava Mire attorney in fact

LEGAL DESCRIPTION CONTINUATION

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.

Ava Mire, executed on behalf of Mary C. O'Brien, pursuant to the Specific Power of Attorney which is being recorded herewith in the Register's Office for Davidson County, Tennessee, at Instrument No. 20040603-0065268.

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, within and for said County and State aforesaid, personally appeared Walter A. O'Brien, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and seal at Goodlettsville, Tennessee, this 28th day of May, 2004.

D'ANNETTE MAPLES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

D. Annette Maples
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of May, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared Ava Mire, to me known to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument in behalf of Mary C. O'Brien, as her attorney in fact, being authorized so to do, and acknowledged that she executed the same as the free act and deed of the said MARY C. O'BRIEN.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 28th day of May, 2004.

D. Annette Maples
Notary Public

D'ANNETTE MAPLES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006