WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/11/04 10:10 2pgs
Fees:13.00 Taxes:562.40
20040611-0069343

JERRY W. MATTHEWS NOTARY PUBLIC AT LARGE CANNON COUNTY, TENN. My Commission Expires OCT 24, 2007

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 152,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF June 2004

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Security Escrow & Title Co., 750 Old Hickory Blvd. Ste. 165, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth A. Rowe (NAME)	Wells Fargo Bank (NAME)	072/03/0/010.00
1307 Strattford Dr. (ADDRESS)	P.O.Box 5708 (ADDRESS)	
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	Springfield, OH 45501 (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, Lewis Nelson Hyatt II

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth A. Rowe and Elizabeth A. 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 the westerly one-half of Lot No. 259 on the Plan of Inglewood Place of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee, Described as follows:

Said Westerly One-half of Lot No. 259 Fronts 50 feet on the Northerly side of Stratford Avenue and extends back between parallel lines 341.4 feet on the easterly line and 358 feet on the westerly line to a dead line in the rear measuring 50 feet thereon.

Subject to the matters shown on the recorded plan and to the restrictions of record.

This conveyance is subject to: Taxes for 2004, and subsequent years; All Matters shown on the Plan of record in Book 332, Page 101, said Register's Office; an easement for Sanitary Sewers and/or Storm Drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 4283, Page 384, said Register's Office.

Said property having a physical address of: 1307 Stratford Avenue, Nashville, Tennessee 37216 (072/03/0/010.00).

BEING THE SAME PROPERTY conveyed to Lewis Hyatt Nelson, II by deed dated 5/27/98 of record in Book 10956, Page 230, in the aforesaid Register's Office.

This is unimproved ( ) improved (X) property, known as 1307 Strattford Dr., Nashville, Tennessee 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 my hand this 8th day of June, 2004

Lewis Nelson Hyatt II

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lewis Nelson Hyatt III

the bargainor _____, 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 official seal at Brentwood, Tennessee, this 14th day of June, 2004.

Commission expires _____

Notary Public

TERRY W. MATTHEWS
NOTARY PUBLIC
AT
LARGE
CANNON COUNTY, TENN.
My Commission Expires OCT. 24, 2007

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