PLEASE RETURN TO:
CASTLEMAN TITLE & ESCROW, LLC
110 GLANCY STREET, SUITE #112
GOODLETTSVILLE, TN 37072

47

WARRANTY DEED

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2006 WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 171,500.00

Peggy Smith
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF JUNE, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5-14-06

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 04-00298

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
FRANCES KELLY ROWLAND	GEORGIA BANK & TRUST CO.	MAP:171-02A
257 Glenstone Circle	1321 MURFREESBORO RD #701	Parcel:84.00CO
Brentwood, TN 37027	NASHVILLE, TN 37217	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SUSAN J. PEACE, NOW KNOWN AS SUSAN J. PEACE DOBSON AND HUSBAND, CARL WEATHERS DOBSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

FRANCES KELLY ROWLAND, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 257 Glenstone Circle, Brentwood, TN 37027

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 17th day of June, 2004.

Susan J. Peace Dobson
Susan J. Peace Dobson

Carl Weathers Dobson by Susan J. Peace Dobson
Carl Weathers Dobson by Susan J. Peace Dobson, Attorney in Fact

Davidson County DEEDWARR
Recvd: 06/28/04 10:53 2pgs
Fees:13.00 Taxes:634.55
20040628-0076287

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, SUSAN J. PEACE DOBSON, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 17th day of June, 2004.

Notary Public

My Commission Expires: 5-14-06

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2006 WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 17th day of June, 2004, before me personally appeared Susan J. Peace Dobson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Carl Weathers Dobson and acknowledged that she executed the same as the free act and deed of said Carl Weathers Dobson.

Witness my hand and official seal at Brentwood, Tennessee

Notary Public J. R V-

My Commission Expires: 5-14-06



EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 84 on the Plan of Phase 3-B, Brentwood Villa Condominium, as of record in Plat Book 6900, Page 329, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Susan J. Peace, married by Warranty Deed from George L. Grantham and wife, Elizabeth A. Burns Grantham of record in Book 9056, Page 779, Register's Office for Davidson County, Tennessee, date executed 07/12/93, date filed 08/24/93. Pursuant to Marital Dissolution Agreement dated August 19, 1993, Susan J. Peace was divorced and retained all right, title and interest in the subject property.

Susan J. Peace has since remarried and is now known as Susan J. Peace Dobson. Carl Weathers Dobson joins in this instrument to convey any and all interest he may have in the subject property by virtue of his marriage to Susan J. Peace Dobson..

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herein.

Dobson

This instrument is being executed on behalf of Carl Weathers pursuant to a power of attorney executed by the same on the 06/15/2004, and being filed for in Instrument #20040628-0076286, Register's Office for Davidson County, Tennessee.