This Instrument Prepared By:
**Bottorff, Kavin & Cook, PLC**
**155 Franklin Road, Suite 120**
**Brentwood, Tennessee 37027**

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
**The Rochelle Center**
7244 OLD HARDING RD.
NASHVILLE TN 37221

Davidson County DEEDWARR
Recvd: 07/28/04 08:45 2pgs
Fees:13.00 Taxes:829.00
20040728-0089963

SEND TAX BILL TO:
**Owner**

MORTGAGEE:
**Union Planters Bank, National Association**
**P. O. Box 3137**
**Memphis, TN 38173-0137**

MAP **142-10**
GROUP
PARCEL **143**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Dean M. Gass, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **The Rochelle Center**, hereinafter called the "GRANTEE", its successors 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. 1 on the Plan of a Resubdivision of Lot 2 and Revised Parcel "A" Old Harding Pike Subdivision, of record in Plat Book 6050, page 187, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Dean M. Gass, unmarried by deed from Michael L. Donnelly and wife, Gavin W. Donnelly Trustees U/A/D dated October 14, 1993, of record in Instrument no. 20001113-0112249, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 7244 Old Harding Rd., Nashville, Tennessee 37221.

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, GRANTOR does covenants with the said "GRANTEE" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and 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 my hand this the 13th day of July, 2004.

Dean M. Gass by Media Lee Yawn as attorney-in-fact

Dean M. Gass, by Media Lee Yawn, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Media Lee Yawn,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained and she further acknowledged that she is the attorney in fact for **Dean M. Gass**, the bargainor, and that as said attorney in fact he executed the within Warranty Deed by signing the name of **Dean M. Gass** as her free act and deed.

WITNESS my hand and official seal this 13th day of July, 2004.

M. L. HICKS NELL NOTARY PUBLIC LAICE WILLIAMSON CO. TENN

NOTARY PUBLIC

My Commission Expires: 8-14-05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $170,000.00.

AFFIANT

Subscribed and sworn to before me on this 13th day of July, 2004.

M. L. HICKS NELL NOTARY PUBLIC WILLIAMSON CO. TENN

NOTARY PUBLIC

My Commission Expires: 8-14-05