Davidson County DEEDWARR
Recvd: 07/13/05 09:04 2 pgs
Fees:13.00 Taxes:370.00

20050713-0080969

WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Phyllis R. Rowan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF July 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES September 30, 2006

THIS INSTRUMENT PREPARED BY:	Robert B. Young, Attorney 4800 Charlotte Ave. Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARCEL
Henry S. Hood and wife, **Sarah T. Hood**	Same	Map 91-11
241 – 54th Ave., N.		Parcel 296
Nashville, TN 37209		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **PHYLLIS R. ROWAN**, A SINGLE PERSON, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HENRY S. HOOD** AND WIFE, **SARAH T. HOOD**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND in Davidson County, Tennessee, being Lot(s) 1006 and 1008, Block 147, as shown on the map entitled Plan No. 1 of West Nashville, of record in Plat Book 57, page(s) 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Phyllis Rowan, a single person, by Warranty Deed from Roger William Cox, Jr. and the Estate of Marie Cox Douglass of record at document locator number 20050713-0080968, in the Register's Office for Davidson County, Tennessee.

Phyllis R. Rowan and Phyllis Rowan is one and the same person.

The above description is the same as in the previous deed of record.

This is unimproved property known as:

5103 Alabama Avenue, Nashville, Tennessee 37209

(House Number) (Street) (City) (State) (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 I do covenant with said GRANTEES that I am 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 I do further covenant and bind myself, my 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 claiming by, through or under GRANTOR, but not otherwise; provided, however, that this conveyance is subject to the following:

1. Taxes for the year 2005, a lien, which are not yet due and payable, but which are pro-rated and assumed by the GRANTEES.
2. Rights of parties in possession under unrecorded liens.
3. All restrictions, easements and covenants of record, and subject to zoning ordinances or laws of any governmental authority.

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 hands this 8th day of July 2005.

Phyllis R. Rowan
PHYLLIS R. ROWAN - Seller

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Phyllis R. Rowan**, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of July 2005.

NOTARY PUBLIC

My commission expires: September 30, 2006