RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027

BOX #14A
G#19464-2

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/06/06 09:04 2 pgs
Fees:13.00 Taxes:473.23
20060206-0014188

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$127,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 2nd day of February, 2006.

Notary Public

MY COMMISSION EXPIRES: May 30, 200

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE KATHERINE GOODSON

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Duncan Rowe et ux **111 Chickamauga** **Hendersonville, TN 37075**	**"New Owners"**	**083-10-0-146.00**

FOR AND IN 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,

John W. Lane, unmarried

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

Duncan Rowe and wife, Jeannie 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:

Being a part of the north part of Lot No. 81 on the Map of Lockeland, or Chadwell Homeplace, as of record in Book 57, page 135, Register's Office for said County, and being part of Lot No. 25 on the Map of W. R. Cornelius, Jr.,'s Subdivision, as of record in Book 57, page 124, said Register's Office, and being known as Lot No. 7 on the unrecorded subdivision of the above property by Floyd T. Adkisson and described according to a copy of a survey thereof made December 27, 1945, by Pete Meyer, as follows:

Beginning at a point in the north margin of Gartland Avenue at the corner of Lot Nos. 6 and 7; thence with the line between said lots westerly, 55 feet to the corner of Lot Nos. 7 and 8; thence with the line between said lots, northerly 136.9 feet; thence easterly 46 feet; thence northerly 3.4 feet; thence easterly 8.8 feet to the corner of Lot Nos. 6 and 7; thence with the line between said lots southerly 141.3 feet to the beginning.

Being the same property conveyed to John W. Lane, by Warranty Deed from Guardianship & Trust Corp., dated December 16, 1997 and recorded December 29, 1997 in Book 10735, page 883, Register's Office for Davidson County, Tennessee

Unimproved ( )
This is improved (X) property known as: 1603 Gartland Avenue, Nashville, TN 37206
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 hands this 2nd day of February, 2006.

John W. Lane by Cindy Evans, Attorney in fact

John W. Lane by Cindy Evans, Attorney in Fact of record in Instrument No. 20060206-0014187

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 «Seller1» «SellerConnection» «Seller2» the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this «ClosingDay»th day of «ClosingMonth», 2005.

Commission Expires:_____

_____
Notary Public

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 _____, 2005.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 2nd day of February, 2006, before me personally appeared Cindy Evans to me known to be the person who executed the foregoing instrument in behalf of John W. Lane as his Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said John W. Lane.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of February, 2006.

Commission Expires:_____

Cindy M. Clark
Notary Public

SANDI McCLOUD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Sandi McCloud
My Commission Expires
May 24, 2008
STATE OF TENNESSEE