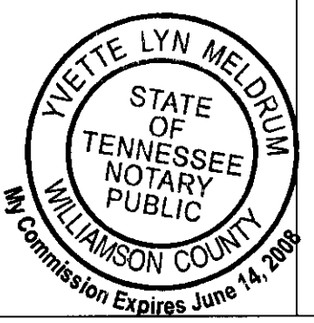
(1)

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: 6-14-08

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Freddie Smith | Freddie Smith | 043-09-0-195.00 |
| (NAME) | (NAME) | |
| 419 Dupont Ave. | 419 Dupont Ave. | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | Madison, TN 37115 | |
| (CITY) (STATE) (ZIP) | (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, Billy J. Rowland, and wife, Margie O. Rowland, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Freddie Smith, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 7, Block H, Woodlawn Estates, as shown on plat of record in Plat Book 843, Page 82, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Billy J. Rowland and wife, Margie O. Rowland from Thomas J. Brown, an unmarried man, by Warranty Deed of record in Instrument No. 20000929-0096735, Register's Office for Davidson County, Tennessee.

This transaction is subject to (1) 2006 Taxes, a lien not yet due and payable. Said taxes are hereby prorated with grantor paying said pro rata part to grantee who will be responsible for the payment of said taxes when due and payable. (2) All matters appearing of record in Plat Book 843, page 82, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 419 Dupont Ave., Madison, TN 37115

(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.

Davidson County DEEDWARR
Recvd: 03/31/06 11:29 2 pgs
Fees:13.00 Taxes:449.55



20060331-0036582

Witness our hands this 24th day of March, 2006.

Billy J. Rowland

Billy J. Rowland

Margie O. Rowland

Margie O. Rowland

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Billy J. Rowland and wife, Margie O. Rowland, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 24th day of March, 2006.

Commission expires: 6-14-08

Notary Public

