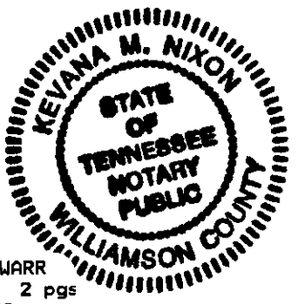
WARRANTY DEED



State of Tennessee)
County of Williamson

G#3303-2

The actual consideration or value, whichever is greater, for this transfer is **$239,900.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of June, 2006.

Notary Public

My commission expires: 9/16/09

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/19/06 15:28 2 pgs
Fees:13.00 Taxes:887.63
20060619-0073135

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
KERRY L. FAIR	New Owner	**Map 083-10-0 Parcel 146.00**
1603 Gartland Avenue		
Nashville, TN 37206		

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,

DUNCAN ROWE and wife, JEANNIE ROWE

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

KERRY L. FAIR, single

HEREINAFTER CALLED THE GRANTEE, HIS/HER HEIRS 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 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 Duncan Rowe and wife, Jeannie Rowe, by Warranty Deed dated February 2, 2006, from John W. Lane, unmarried, of record in Instrument No. 20060206-0014188, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; all matters shown on the plans of record in Book 57, Page 135, and in Book 57, Page 124, said Register's Office; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is IMPROVED (__X__) unimproved (____) 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 my/our hand(s) this **15th** day of **June, 2006.**

DUNCAN ROWE

JEANNIE ROWE

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 **DUNCAN ROWE and wife, JEANNIE ROWE ,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **June, 2006.**

Notary Public

My Commission Expires: 3/22/09

