BOX #14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/12/06 08:40 2 pgs
Fees:13.00 Taxes:691.90

20060712-0083506

State of Tennessee)
County of Davidson)

G#19867-2

The actual consideration or value, whichever is greater, for this transfer is $~~187,000.00~~.

Affiant

Subscribed and sworn to before me, this the 10th day of July, 2006.

Notary Public

My commission expires: 3/22/09

(AFFIX SEAL)

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
DUNCAN G. ROWE and JEANNIE R. ROWE	**"NEW OWNERS"**	**Map 082-16-0, Parcel 326.00**
702 Boscobel Street		
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,

LYNN F. FICK and husband, ELMER PHILIP FICK

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

DUNCAN G. ROWE and wife, JEANNIE R. 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:

LAND in Davidson County, Tennessee, being Lot No. 82 on the Plan of J. S. Williams Addition to Edgefield (now East Nashville), as of record in Book 21, Page 45, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Clifford D. Furline, by Warranty Deed dated July 31, 1992, from Jack Kemp, Secretary of Housing and Urban Development, of record in Book 8693, Page 822, Register's Office for Davidson County, Tennessee. The said Clifford D. Furline, also known as Clifford Dee Furline, died intestate on August 23, 2004, leaving neither a surviving spouse or any descendants thereby making Thelma G. Furline, the mother of Clifford D. Furline (his father having predeceased him), the sole heir of Clifford D. Furline. Clifford D. Furline's probate estate has been administered in the Probate Court for Davidson County, Tennessee, under Case No. 04P-1726. The said Thelma G. Furline conveyed the property to Lynn F. Fick, by Quitclaim Deed dated January 20, 2005, recorded as Instrument No. 20050302-0022752, said Register's Office.

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; and taxes for the current year which have been prorated and assumed by the Grantees herein.

ELMER Philip Fick, spouse of the above named Lynn F. Fick, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the hereinabove described property, especially his marital rights.

This is IMPROVED (__X__) unimproved (____) property, known as: **702 Boscobel Street, 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 **10th** day of **July, 2006.**

Lynn F. Fick

LYNN F. FICK

Elmer Philip Fick

ELMER PHILIP FICK

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 **LYNN F. FICK and husband, ELMER PHILIP FICK,** 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 **10th** day of **July, 2006.**

Notary Public

TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

My Commission Expires: 3/22/09