Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 07/19/06 12:09 2 pgs
Fees:13.00 Taxes:1165.50
20060719-0087056

W & I Ref:(_____) Title No: 47876
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Rodney I. Wise 6108 Montcrest Drive Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 11708003000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$315,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Phyllis Rowan , as surviving tenant by the entirety**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rodney I. Wise** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Tract I

Land in Davidson County, Tennessee, being the westerly part of Lot No. 21 on the Map of Belmont Terrace Resubdivsion, Annex No. 1, as of record in Book 421, page 182, Register's Office for Davidson County, Tennessee. According to a survey made by Hickerson-Miller, Engineers-Surveyors, March 25, 1958 said part of Lot No. 21 fronts 60 feet on the easterly side of Brightonwood Avenue and runs back 248 feet on the northerly line and 257.3 feet on the southerly line to a dead line, measuring 67.5 feet thereon.

Being the same property conveyed to Donald K. Rowan and wife, Phyllis Rowan by deed from James L. Rowan and wife, Sara B. Rowan of record in Book 3997, page 428, Register's Office for Davidson County, Tennessee The said Donald K. Rowan has since died..

Tract II

Land in Davidson County, Tennessee, being part of Lot No. 20 on the plan of Belmont Terrace Re-subdivision Annex No. 1, as of record in Book 421, page 182, said Register's Office, described according to a survey dated June 13, 1966 made by John Kohl, Surveyor, as follows:

Beginning at a point in the dividing line of Lots Nos. 20 and 21 on said plan, said point being 175.0 feet east from the east margin of Brightwood Avenue; thence along the dividing line between said two lots eastwardly 70 feet, more or less, to a point; thence northwardly 67.5 feet, more or less, to a point in the dividing line between Lots Nos. 19 and 20 on said plan; thence westwardly 70.5 feet, more or less, to a point; thence southwardly 65.5 feet, more or less, to the beginning.

Being the same property conveyed to Donald K. Rowan and wife, Phyllis Rowan by deed from Elizabeth Mooney of record in Book 4034, page 824, Register's Office for Davidson County, Tennessee. The said Donald K. Rowan has since died.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2006, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Plat Book 421 Page 182, said Register's Office; Easement for sanitary sewers and/or

storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4102, page 369, said Register's Office.

This is improved property, known as: 3010 Brightwood Avenue, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of July, 2006.

Phyllis Rowan unmarried
Phyllis Rowan

State of TENNESSEE
County of DAVIDSON

On this 17th day of July, 2006 , before me the undersigned authority, personally appeared Phyllis Rowan , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE My Commission Expires JULY 21, 2007
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $315,000.00

Affiant

Sworn and subscribed before me this the 17th day of July, 2006

My Commission Expires: DEBORAH GAIL JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009

Notary Public

Wldoc: Deed Wty—12/92