Davidson County DEEDWARR
Recvd: 11/20/06 14:33 2 pgs
Fees:13.00 Taxes:370.00
20061120-0143880

This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

L&L# 8019-33

ADDRESS NEW OWNER:
Calvin L. Tate
P.O. Box 222
Madison, TN 37116

SEND TAX BILL TO:
Owner

MORTGAGEE:
Wilson Bank & Trust
623 West Main Street
Lebanon, TN 37087

MAP **72-10**
GROUP
PARCEL **194.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert T. Nowlin** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Calvin L. Tate and Troy Weaver, joint tenants with right of survivorship,** hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows, to-wit:

Being Lot No. 33 on the Map of Eastmoor Place, of record in Plat Book 547, page 177 and 178, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert T. Nowlin by deed from Franklin E. Davenport dated February 5, 2002, of record in Instrument No. 20020214-0019752, Register's Office for Davidson County, Tennessee.

This is improved property known as 1114 East Delmas Avenue, Nashville, Tennessee 37216. Possession is to be given on November 17, 2006.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind himself, his 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.

WITNESS our hands this the 17th day of November, 2006.

Robert T. Nowlin

Robert T. Nowlin

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Robert T. Nowlin,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of November, 2006.

NOTARY PUBLIC

My Commission Expires: 11-27-06

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $100,000.00.

AFFIANT

Subscribed and sworn to before me on this 17th day of November, 2006.

NOTARY PUBLIC

My Commission Expires: 11-27-06

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE