WARRANTY DEED

BOOK 4449 PAGE 965

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Rollins Associates (NAME)	Same (NAME)	93-12
P. O. Box 491 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 116
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00) ---------- *DOLLARS*

cash in hand paid and other good and valuable considerations, and especially the conveyance of other property, the receipt of which is hereby acknowledged,

We, MITCHELL S. MAGID, SR., and B. D. MINTZ, Testamentary Trustees under the Will of Harry Lightman, of record in Will Book 77, page 420, County Court for Davidson County, Tennessee, *have bargained and sold, and by these presents do transfer and convey unto the said* C. B. ROLLINS, JR., DAVID L. ROLLINS and MARY ANN DEVOR, d/b/a ROLLINS ASSOCIATES, its successors ~~XXXX~~ *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A tract of land in the 3rd Civil District of Davidson County, Tennessee, described according to a survey made by Barge, Waggoner and Sumner, Inc., dated March 11, 1970, revised April 6, 1970, as follows:

Beginning on the southerly margin of Nestor Street at the northeast corner of the property conveyed to C. B. Rollins, Jr., of record in book 3615, page 421, Register's Office for Davidson County, Tennessee; thence with Rollins easterly line South 30° 20' West 360.64 feet to a point; thence North 81° 50' East 744.01 feet to a point; thence North 17° 02' 54" West 346.49 feet to the southerly margin of Nestor Street; thence with the southerly margin of said Street westerly 48.81 feet to a point; thence continuing with the southerly margin of said Street in a westerly direction 338.80 feet to a point; thence continuing with said southerly margin of said street in a westerly direction 82.39 feet to the point of beginning, containing 4.24 acres, more or less.

Being part of the same property devised to Mitchell S. Magid, Sr., and B. D. Mintz, Testamentary Trustees under the Will of Harry Lightman, of record in Will Book 77, page 420, County Court of Davidson County, Tennessee, for the benefit of the beneficiaries named therein.

This instrument prepared by
Cooley, Sobiloff, Cooley, Gee
Hollins & Pride
Commerce Union Bank Building

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ [illegible]

Subscribed and sworn to before me, this the 29th day of September, 1970

Affiant

My commission expires 5-23-73 (Affix Seal)

Notary Public

unimproved (X)
This is improved ( ) property, known as Nestor Street, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said C. B. ROLLINS, JR., DAVID L. ROLLINS and MARY ANN DEVOR d/b/a ROLLINS ASSOCIATES, its successors~~xxx~~ *and assigns, forever.*

And we *do covenant with the said* C. B. Rollins, Jr., David L. Rollins and Mary Ann Devor d/b/a Rollins Associates, *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.*, except by easements of record, and taxes for the year 1970, subject to which this conveyance is executed.

And we, Mitchell S. Magid, Sr., and B. D. Mintz, Testamentary Trustees under the Will of Harry Lightman, of record in Will Book 77, page 420, County Court for Davidson County, Tennessee, *do further covenant and bind* ourselves, our successors ~~xxxx~~ *and representatives, to warrant and forever defend the title to the said land to the said* C. B. Rollins, Jr., David L. Rollins and Mary Ann Devor d/b/a Rollins Associates, their successors ~~xxxx~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 17th *day of* September, 19 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mitchell S. Magid, Sr.

B. D. Mintz

Testamentary Trustees under the Will of Harry Lightman, of record in Will Book 77, page 420, County Court for Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Anne Gean, *a Notary Public in and for said County and State, the within named* Mitchell S. Magid, Sr., one of the Testamentary Trustees under the Will of Harry Lightman, of record in Will Book 77, page 420, County Court for Davidson County, Tennessee, *the bargainor, with whom I am personally acquainted, and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 29th *day of* September, *19* 70.

Anne Gean, *Notary Public.*

Commission Expires 5-23-73.

STATE OF LOUISIANA
PARISH
~~COUNTY~~ *OF* ORLEANS

Personally appeared before me, Samuel I. Rosenberg, *a Notary Public in and for said County and State, the within named* B. D. Mintz, one of the Testamentary Trustees under the Will of Harry Lightman, of record in Will Book 77, page 420, County Court for Davidson County, Tennessee, *the bargainor, with whom I am personally acquainted, and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at New Orleans, Louisiana, *this* 17th *day of* September, *19* 70.

SAMUEL I. ROSENBERG
Notary Public, Parish of Orleans, State of La.
My Commission is issued for life.

Samuel I. Rosenberg, *Notary Public.*

Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ..... *he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

Witness my hand and seal, at office in ....., *this* ..... *day of* ....., *19* .....

.....
Notary Public

Commission Expires .....

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WARRANTY DEED

FROM

Mitchell S. Magid, Sr., and B. D. Mintz, Testamentary Trustees

TO

Rollins Associates

A 9 2 0 9 4

IDENTIF. REFERENCE

OCT 5 2 29 PM '70

FELIX Z. DIX, CLERK & REGISTER
DAVIDSON COUNTY, TENN.

OCT-5-70 RECEIVED
OCT-5-70 TAX
OCT-5-70 FEE
OCT-5-70 CKNW

40,000.00

A* 104.00
A* .50
A* 6.00
* 110.50

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

Mail To: [illegible] Rollins
Box 491
Nashville, Tenn.