Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5362 PAGE 486

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Philip Edward Easley et al		Map 141-15-B
(NAME)	(NAME)	
7425 Rollin River Parkway	SAME	Parcel 15
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by Philip Edward Easley and Bobbie Edwina Finch and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

GV107B	CONV	61,500.00		
GV107BS'TAX		B*	159.90	
GV107BPR'FEE		B*	.50	
GV107B	W'DEED	B*	4.00	* 164.40

We, John Cook and wife, Virginia S. Cook and Allen Earps and wife, Betty Frances Earps

have this day bargained and sold, and do hereby transfer and convey unto the said Philip Edward Easley and Bobbie Edwina Finch

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 287 on the Plan of Rolling River Estates, Phase II, as of record in Book 5200, page 7, Register's Office for said County.

Said Lot No. 287 fronts 111.65 feet on the north side of Rolling River Parkway and extends back 137.45 feet on the west line and 118.03 feet on the east line to a dead line measuring 91.19 feet thereon.

Being the same property conveyed to John Cook and wife, Virginia S. Cook and Allen Earps and wife, Betty Frances Earps by deed from Home Federal Savings & Loan Association of Nashville of record in Book 5263, page 848, Register's Office for said County.

This conveyance is subject to declaration of covenants, conditions and restrictions, including liens for annual and special assessments, of record in Book 4892, page 689, said Register's Office, made applicable to Phase II of record in Book 5214, page 933, said Register's Office; by-laws of Rolling River Estates, Inc., of record in Book 4892, page 679, said Register's Office, made applicable to Phase II of record in Book 5214, page 933, said Register's Office; a 10-foot minimum building setback line from each side line and 20-foot minimum building setback line from the rear line and a 10-foot public utility and drainage easement, 35-foot minimum building setback line from Rolling River Parkway and conditions of Owner's Certificate of record in Book 5200, page 7, said Register's Office; and restrictive covenants of record in Book 4788, page 950, said Register's Office, as amended of record in Book 4871, page 640, said Register's Office, made applicable to Phase II of record in Book 5214, page 933, said Register's Office.

Powers of attorney referred to herein are of record in Book 5095, pages 468 and 469, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 61,500.00

Subscribed and sworn to before me, this the 9th day of November 19 78

Affiant

My commission expires: 8 12 81 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 7425 Rolling River Parkway, Nashville, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 9th *day of* November, *19* 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John Cook
John Cook

Allen Earps
Allen Earps

Virginia S. Cook
Virginia S. Cook, by her attorney-in-fact
John Cook

Betty Frances Earps
Betty Frances Earps, by her attorney-in-fact
Allen R. Earps

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Doris E. Moran, *a Notary Public in and for said County and State,* John Cook ~~and wife, Virginia S. Cook~~ and Allen Earps ~~and wife, Betty Frances Earps~~

the within named bargainor S, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee
this 9th *day of* November, *19* 78

Doris E. Moran *Notary Public*

Commission expires 8-12-81

STATE OF Tennessee
COUNTY OF Davidson

On this 9th day of November, 19 78, before me, Doris E. Moran, a Notary Public in and for said County and State, personally appeared Allen R. Earps, to me known to be the person who executed the foregoing instrument in behalf of Betty F. Earps and acknowledged that he executed the same as the free act and deed of said Betty F. Earps.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of November, 1978.

Doris E Moran
Notary Public

Commission expires 8-12-81

STATE OF Tennessee
COUNTY OF Davidson

On this 9th day of November, 19 78, before me, Doris E. Moran, a Notary Public in and for said County and State, personally appeared John J. Cook, to me known to be the person who executed the foregoing instrument in behalf of Virginia S. Cook and acknowledged that he executed the same as the free act and deed of said Virginia S. Cook.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of November, 1978.

Doris E. Moran
Notary Public

Commission expires 8-12-81

WARRANTY DEED

FROM John Cook et al

TO Philip Edward Easley et al

F 99558

IDENTIF. REFERENCE

Nov 10 12 54 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627