5284 01/16 403.00- CHECK

WARRANTY DEED

BOOK 5701 PAGE 28

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 152,500.00

Charles C. Brewer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF JAN. 1981

Notary Public

MY COMMISSION EXPIRES: 10-27-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214T
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES C. BREWER, (NAME)	HOME FEDERAL SAVINGS & LOAN ASSOC. (NAME)	135.
SMITH SPRINGS ROAD (STREET ADDRESS OR ROUTE NUMBER)	230 4TH AVE. NORTH (STREET ADDRESS)	for 299
NASHVILLE, TENNESSEE (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TENNESSEE (CITY) (STATE) (ZIP)	2D45825

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, ROBERT H. ROLLINS, SR. AND WIFE, ELESE ROLLINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES C. BREWER, AND WIFE, EVELYN M. BREWER

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 THE 5TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED ACCORDING TO A SURVEY BY E.L. MILLER, JR., SURVEYOR, DATED AUGUST 15, 1972, AS FOLLOWS:

BEGINNING AT A CORNER POST ON THE NORTHERLY RIGHT OF WAY LINE OF SMITH SPRINGS ROAD APPROXIMATELY 2420 FEET EAST OF THE EASTERLY RIGHT OF WAY LINE OF MURFREESBORO ROAD; THENCE NORTH 4 DEG. 05' EAST, 771 FEET WITH A FENCE TO A 10" HACKBERRY; THENCE NORTH 3 DEG. 20' EAST 407 FEET WITH SAID FENCE TO A POINT; THENCE NORTH 3 DEG. 47' EAST 534 FEET WITH SAID FENCE TO A CORNER POST; THENCE WITH AN OLD FENCE SOUTH 86 DEG. EAST 180 FEET TO AN IRON PIN IN SAID FENCE; THENCE LEAVING SAID FENCE SOUTH 21 DEG. 06'EAST 957 FEET TO A POINT NEAR A SPRING; THENCE SOUTH 26 DEG. 33' WEST 836 FEET TO AN IRON PIN IN AN OLD FENCE LINE; THENCE SOUTH 79 DEG. 20' WEST 120 FEET TO A 24" CEDAR IN A FENCE; THENCE SOUTH 77 DEG. 05 WEST 150 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.2 ACRES MORE OR LESS, TOGETHER WITH A PERMANENT EASEMENT FOR THE JOINT USE OF WATER FROM THE SPRING LOCATED ON GRANTORS LAND NEAR THE MOST EASTERLY POINT OF THE PREMISES HEREIN CONVEYED.

BEING THE SAME PROPERTY CONVEYED TO ROBERT H. ROLLINS, SR. AND WIFE, ELESE ROLLINS BY DEED FROM J. FRANK SMITH AND WIFE, DESSIE P. SMITH, AS OF RECORD IN BOOK 4631, PAGE 145, SAID REGISTER'S OFFICE.

THE GRANTEES HEREIN ASSUME AND PROMISE TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN BOOK 4693, PAGE 378 AS EXTENDED BY EXTENSION AGREEMENT IN BOOK 4743, PAGE 301, SAID REGISTER'S OFFICE.

THE ESCROW ACCOUNT AS IT RELATES TO THIS PROPERTY IS HEREBY TRANSFERRED TO THE GRANTEES AS IS THE HAZARD INSURANCE.

~~Unimproved~~ This is improved ( ) property, known as SMITH SPRINGS ROAD, NASHVILLE, TN.
(House Number) (Street) (P. O Address) (City or Town) (Postal Zip)

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 OUR hand S this 14 day of JANUARY, 1981

Robert H. Rollins Sr.
ROBERT H. ROLLINS, SR.

Elese Rollins
ELESE ROLLINS

BOOK 5701 PAGE 29

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 ROBERT H. ROLLINS, SR. AND WIFE, ELESE ROLLINS

the 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 14 day of JANUARY, 19 81

Commission Expires 12-21-84

Notary Public

STATE OF
_____ County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon { his oath / their several oaths } { acknowledged } { himself / themselves } { to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that { he / they } { as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____ Notary Public

G 2570 8
G 25706

IDENTIF. REFERENCE

JAN 16 1 17 PM '81

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Mail To:
[illegible] C. Taylor
14C253
[illegible] 37214

WARRANTY DEED

FROM
ROBERT H. ROLLINS, SR. ET UX

TO
CHARLES C. BREWER, ET UX

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5701 PAGE 30

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

152[illegible].00- CO
396.50 CO TX
.50 PRFE
6.00 WD[illegible]
CHECK 403.0[illegible]-
5284A01/16/81 BAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 5 7.0 6

T
IDENTIF. REFERENCE

JAN 16 1 17 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 802359