FORM NO. WD-1

BOOK 6343 PAGE 652

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF July 19 84.

Notary Public

MY COMMISSION EXPIRES: Mar 6 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PERCY WILKINS, JR., ATTORNEY
2210 Crestmoor Road - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Ronald P. Duhl (NAME)	Citizens and Southern Com. Corp. (NAME)	11D 68450
430 Beech Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 656 (STREET ADDRESS)	51-12-110
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	Tucker, GA 30085-0656 (CITY) (STATE) (ZIP)	

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, Michael D. Rollins and wife, Julie Brown Rollins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald P. Duhl and wife, Joan Duhl

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:

SEE ATTACHED FOR LEGAL DESCRIPTION

I 38008

IDENTIF. REFERENCE

JUL 23 10 50 AM '84

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

07/23 13 15 CHECK

This is unimproved ( ) improved (X) property, known as 410 Beech Avenue, Madison, TN 37115
(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 20th day of July, 19 84

Michael D. Rollins

Julie Brown Rollins

3326

STATE OF TENNESSEE
Davidson County

BOOK 6343 PAGE 653

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael D. Rollins and Julie Brown Rollins

the bargainor*, 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 20th day of July 19 84

Commission expires Nov 1, 1987

Notary Public

*or proved to me on the basis of satisfactory evidence,

STATE OF TENNESSEE
Davidson 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 purposes 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

WARRANTY DEED

FROM
MICHAEL D. ROLLINS ET UX

TO
RONALD P. DUHL, ET UX

RETURN TO: JCB

PERCY WILKINS, JR.
ATTORNEY AT LAW
2210 CRESTMOOR ROAD
P.O. BOX 150157
NASHVILLE, TENNESSEE 37215-0157

LAND in Davidson County, Tennessee, being part of Lot 5 and part of Lot 6 on the unregistered Plan of the Subdivision of the Haysboro Park Lot, as shown on the Plan of Montague Park Subdivision as of record in Book 421, page 141, Register's Office for Davidson County, also the westerly 2 feet of Lot No. 29 on the Map of Andrew Jackson's Addition to Montague Park Subdivision as recorded in Book 547, pages 83 and 84, Register's Office for Davidson County, and described more particularly from a mortgage loan inspection by Larry L. Campbell, Registered Land Surveyor, Tennessee No. 665, dated July 17, 1984, as follows:

BEGINNING at a point on the southwesterly margin of Beech Avenue, said point being the southeasterly front corner of the property conveyed to Ronald L. Sarver and wife, Shearon C. Sarver by deed of record in Book 4585, page 505, said Register's Office; thence, leaving Beech Avenue in a southwesterly direction 154 feet, with the southeasterly line of the Sarver property to a point on the rear line of Lot 25 on the plan of Andrew Jackson's Addition to Montague Park Subdivision, of record in Book 547, pages 83 and 84, Register's Office for Davidson County, Tennessee; thence, in a southeasterly direction 159 feet with the rear lines of Lots 25, 26, 27 and 28 of the said Andrew Jackson's Addition to Montague Park Subdivision to a point on the northeasterly rear corner of said Lot No. 28; thence, with the southeasterly line of said Lot No. 28 in a southwesterly direction 57.7 feet to a point on the northeasterly margin of Indian Trail; thence, with said margin in an easterly direction 2 feet to a point located on the southwesterly front corner of the property conveyed to Allie Wilson Fyke of record in Book 4720, page 953, said Register's Office; thence, leaving the northeasterly margin of said Indian Trail in a northeasterly direction 57 feet with the northerly line of the said Fyke property to a point being located on the rear corner of said Fyke property; thence, with the rear line of the said Fyke property in a southeasterly direction 18 feet to a point on the rear southwesterly corner of the property conveyed to Bobby H. West of record in Book 5342, page 663, said Register's Office; thence, in a northeasterly direction 5.7 feet, with a portion of the southwesterly line of the said West property, to a point, said point being the rear southeast corner of the property conveyed to Mark A. Lashley of record in Book 5885, page 894, said Register's Office; thence, in a northwesterly direction 70 feet with the rear line of the Lashley property, to a point on Lashley's southwesterly rear corner; thence, with said Lashley's northwesterly line 152.5 feet to a point located on the southwesterly margin of said Beech Avenue; thence, with the said southwesterly margin of Beech Avenue 103 feet in a northwesterly direction, to the point of beginning.

BEING the same property conveyed to Michael D. Rollins and wife, Julie Brown Rollins by deed from Charles J. Singleton and wife, Mackie Lee Singleton, of record in Book 4550, page 211, and corrected in Book 4566, page 107, both in Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6343 PAGE 655

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

61000.00- CAMT
158.60 CSTAX
.50 PRFEE
5.00 WDEED
CHECK 168.10-
5826A07/23/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-38008

IDENTIF. REFERENCE

JUL 23 10 58 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0054818