FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,708.14

A D Ringemann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF January, 1985

Notary Public

MY COMMISSION EXPIRES: ~~My Commission Expires October 24, 19~~
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr., Atty. 3937 Gallatin Rd.; Nashville, TN. 37216
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
A. D. Ringemann, Trustee (NAME)	THE KISSELL CO. LN# 2620680 (NAME)	Map 72-6
3937 Gallatin Rd. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1686 (STREET ADDRESS)	Par 105
Nashville, TN. 37216 (CITY) (STATE) (P. O. ZIP)	Springfield, Ohio 45501 (CITY) (STATE) (ZIP)	15DA-5955

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, Joe F. Rollins and wife, Saundra J. Rollins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO A. D. Ringemann, Trustee with full power to sell, mortgage, transfer or convey without joinder or disclosure of any beneficiaries

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:

BEING the westerly one-half of Lot No. 17 on the Plan of C.W. Waller's Subdivision of the John D. Anderson Home Place, of record in Plat Book 421, page 35, Register's Office for Davidson County, Tennessee.
SAID part of Lot No. 17 fronts 50 feet on the northerly margin of Elvira Avenue and runs back 410.6 feet on the westerly line and 404.3 feet on the easterly line to a dead line in the rear, whereupon it measures 50.4 feet.
BEING the same property conveyed to Joe F. Rollins and wife, Sanudra J. Rollins, by deed from Brockett Bowman and wife, Judy Bowman, of record in Book 5563, page 25, Register's Office for Davidson County, Tennessee.

Saundra J. Rollins and Sanudra J. Rollins are one and the same person.

This conveyance subject to a Deed of Trust of record in Book 5437, page 513 and assignment of this Deed of Trust of record in Book 5472, page 295, said Register's Office.

Escrow account transferred to buyer.

RECD
JAN 9 10 41 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
IDENTIF. REFERENCE

17.5.5.9 I

CHECK
This is unimproved ( )
This is improved (X) property, known as 913 Elvira Ave.; Nashville, TN. 37216
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

01/09 81.12-

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 hands this 8th day of January, 1985

Joe F. Rollins

Saundra J. Rollins

2136

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe F. Rollins and wife, Saundra J. Rollins

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of January 19 88

Commission expires My Commission Expires October 24, 1988

Notary Public

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 (their several oaths) (his oath) (himself) acknowledged (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

JOE F. ROLLINS and wife,

SAUNDRA J. ROLLINS

TO

A.D. RINGEMANN, TRUSTEE

MAIL TO: JIM STEVENS RLTY. AUCTION
3937 GALLATIN RD. NASHVILLE, TENN.
372/6

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

RECEIVED OF _____

FOR _____

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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
			28708.14 CAMT.	
			74.62 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	81.12-
			2136A01/09/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17.55 R
IDENTIF. REFERENCE
JAN 9 10 41 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 99794