This instrument prepared By: Ballew and Freeman, Attorney's-at-Law, P.O. Box 1368, Madison, Tennessee 37116.

Box 12
2108255 70

WARRANTY DEED

BOOK 6989 PAGE 904

ADDRESS NEW OWNER(S) AS FOLLOWS:	~~SEND TAX BILLS TO~~ Mortgagee	MAP PARCEL NUMBERS
RONNIE LEE ROLLER (NAME)	METROPOLITAN FEDERAL SAVINGS & LOAN (NAME)	72-7-282
1429-B MCGAVOCK PIKE (STREET ADDRESS OR ROUTE NUMBER)	230 4TH AVENUE, NORTH (STREET ADDRESS)	
NASHVILLE, TN 37216 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS & NO/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by the grantees hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged.

CLEMMIE KEELING VAN PELT AND HUSBAND DANIEL L. VAN PELT

have this day bargained and sold, and do hereby transfer and convey unto the said

RONNIE LEE ROLLER UNMARRIED

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

A tract of land in said County and State on the north side of Williams Ferry Road, approximately 800 feet east of the intersection of Williams Ferry Road and Riverside Drive, more particularly described as follows:

Being Lot NO. 82 on the map prepared by Erle Drake, County Surveyor, on May 31, 1927, showing a proposed re-subdivision of R. M. Dudley's Subdivision of a 30 acre tract, a plan of which is recorded in Book 421, page 122, Register's Office for said County, as follows:

Said Lot No. 82 fronts 50 feet on the northerly side of Williams Ferry Road, and extends back at right angles between parallel lines 220 feet on the easterly line and 210 feet on the westerly line to an alley measuring 51 feet thereon, containing 0.25 acres, more or less.

Being the same property conveyed to Clemmie Keeling by deed from Francis F. Hemmerly and wife, Jessie Mai Hemmerly of record in Book 4042, page 413, Register's Office for Davidson County, Tennessee. The said Clemmie Keeling has since married, and the same being Clemmie Keeling Van Pelt.

This conveyance is made subject to easement for the Tennessee Valley Authority and for the United States of America, across premises, as set out in instrument of record in Book 1303, page 690, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $57,500.00

Subscribed and sworn to before me this the 24 *day of* Sept *19* 86

My commission expires: 3-2-89

(Affix Seal)

Affiant

Notary Public

This is improved (X) unimproved ( ) property, known as 1427 ½ McGavock Pike, Nashville, Tennessee 37215
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the 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. Except for current year taxes, prorated and assumed by buyer this date.

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 24 *day of* Sept *19* 86 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Clemmie Keeling Van Pelt
CLEMMIE KEELING VAN PELT

Daniel L. Van Pelt
DANIEL L. VAN PELT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6989 PAGE 905

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* CLEMMIE KEELING VAN PELT & HUSBAND DANIEL L. VAN PELT

*the within named bargainor*s, *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* 24 *day of* Sept., *19*86.

Notary Public

Commission expires 3-7-89

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 (or proved to me on the basis of satisfactory evidence), 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 _____

WARRANTY DEED

FROM,

DANIEL L. VAN PELT AND WIFE, CLEMMIE KEELING VAN PELT

TO

RONNIE LEE ROLLER

G60433

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

RECEIVED FOR RECORD
SEP 24 3 16 PM '86
RECORDED

IDENTIFICATION REFERENCE

4 6 0 1 1 7

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6989 PAGE 906

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
			57500.00- CAMT	
			161.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	167.50-
			6402A09/24/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

460117

IDENTIFICATION REFERENCE

SEP 24 3 46 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 299119