This Instrument Prepared By:
Barry W. Bedford, Attorney
Suite 201, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

FELIX Z. WILSCHUTZ, REGISTER
DAVIDSON COUNTY, TN
MAY 21 8 19 AM '87

IDENTIFICATION REFERENCE

2809 4

Address of New Owner(s):
Edward S. Rollins and
Joan C. Rollins
913 Fireside Court
Brentwood, TN 37027

Mortgagee:
First American National
of Nashville
First American Center
Nashville, TN 37237

Map-Parcel No.
160-16-16

WARRANTY DEED

BOOK 7243 PAGE 240

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, FRED M. KJELLGREN and wife, CONSTANCE M. KJELLGREN, ("Grantors") have this day bargained and sold, and do hereby transfer and convey to EDWARD S. ROLLINS and wife, JOAN C. ROLLINS (the "Grantees"), their heirs, successors, and assigns, the following described land in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 187 on the Plan of Hearthstone Subdivision, Phase 3, of record in Book 5200, page 509, as amended in Book 6069, page 283, Register's Office for said County, to which plat reference is hereby made for a more complete descripton of said lot, said description being incorporated herein by reference the same as if copied herein verbatim.

BEING the same property conveyed to Fred M. Kjellgren and wife, Constance M. Kjellgren, by deed from Benchmark Construction, Inc. of record in Book 6279, page 528, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the Plan of record in Book 5200, page 509, and amended in Book 6069, page 283, said Register's Office, which shows an owner's certificate, a 30-foot minimum building setback line from Fireside Court and a 10-foot easement for public utility purposes and drainage along the front and rear line of said lot.

This conveyance is made subject to an easement for sanitary sewers as set out in Book 5512, page 169, said Register's Office.

This conveyance is made subject to Restrictive covenant contained in instrument of record in Book 5409, page 485; Book 5479, page 422; Book 5802, page 577 and Book 6140, page 75, said Register's Office.

This conveyance is made subject to 1987 property taxes, which have been prorated and assumed by the Grantees.

This is improved property as 913 Fireside Court, Brentwood, Davidson County, Tennessee 37027.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees and their heirs, successors and assigns, forever.

AND Grantors covenant that they 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 as herein set out. Grantors further covenant and binds themselves, their successors and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 15th day of May, 1987.

FRED M. KJELLGREN

CONSTANCE M. KJELLGREN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of May, 1987, before me personally appeared FRED M. KJELLGREN and wife, CONSTANCE M. KJELLGREN to me known or proved to me on the basis of satisfactory evidence to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

My Commission Expires:

11-12-90

Barry W. Bedford
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Edward J. Rollins
AFFIANT

SUBSCRIBED TO AND BEFORE ME, THIS 15TH DAY OF MAY, 1987.

Barry W. Bedford
NOTARY PUBLIC

My Commission Expires: 11-12-90

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

RECEIVED OF _____

FOR _____

BOOK 7243 PAGE 242

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
			225000.00- CAMT.	
			630.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 636.50-	
9726A05/21/87			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28094

IDENTIFICATION REFERENCE

MAY 21 8 19 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 84218