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93091

File Box 43

IDENTIFICATION REFERENCE

Dec 13 2 24 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

David L. Rollins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF December, 19 88.

Notary Public

MY COMMISSION EXPIRES 10-9-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Adams, Taylor, Philbin, Pigue & Marchetti, Attorneys
One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Clark B. Rollins, Jr.	Rollins Assoc.	80-8
(NAME) 3005 Old Hydes Ferry Pike	(NAME) 199 Polk Ave. P. O. Box 491	#9
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37218	(STREET ADDRESS) Nashville, TN 37202	13DA 61345
(CITY) (STATE) (P.O. ZIP)	(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, Milton E. Hornbuckle and his wife, Henrietta S. Hornbuckle

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clark B. Rollins, Jr., Mary Ann Devor and David L. Rollins

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

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee and being a part of Parcel 9 on Tax Map 80-8 and being more particularly described as follows:

BEGINNING at an existing concrete monument of the common southerly corner of Parcel 37 on Tax Map 80 and Parcel 1 on Tax Map 80-8 and in the north line of Parcel 9 on Tax Map 80-8 and being the northeast corner of the herein described tract; said monument being S 58 degrees 15 minutes W, 555.55 feet from the westerly right-of-way line of Hydes Ferry Pike as measured along the common line of Parcels 1 and 3 on one side and Parcel 9 on the other; thence, with a line severing the property of which this is a part, S 31 degrees 22 minutes 16 seconds E, 364.48 feet to an iron pin set on the northerly right-of-way line of Illinois Central Gulf Railroad; thence, with the northerly right- of-way of railroad with a curve to the left (radius 1960.0 feet) southwesterly, a distance of 40.00 feet to an iron pin set at the end of said curve and having a chord bearing and distance of S 84 degrees 51 minutes 04.5 feet seconds W 39.999 feet; thence, continuing with the northerly right-of-way line of railroad, S 84 degrees 16 minutes 00 seconds W, 305.80 feet to an iron pin at the beginning of a curve; thence with said curve to the right (radius 1,860 feet) northwesterly a distance of 400.97 feet to an existing iron pin at a corner of Parcel 37, Tax Map 80, owned by Clark B. Rollins, Jr. and having a chord bearing and distance of N 89 degrees 33 minutes 27 seconds W, 400.198 feet; thence, with the south line of Parcel 37, N 58 degrees 19 minutes 06 seconds E, 651.66 feet to the point of beginning and containing 128,938 square feet or 2.960 acres.

This is unimproved (XX) improved ( ) property, known as 3005 Old Hydes Ferry Pike, Nashville, TN 37218
(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 this 6th day of December, 1988

Milton E. Hornbuckle

Milton E. Hornbuckle

Henrietta S. Hornbuckle

Henrietta S. Hornbuckle

STATE OF TENNESSEE
County of Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Milton E. Hornbuckle and his wife, Henrietta S. Hornbuckle

or proved to me upon the basis of satisfactory evidence

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 6th day of December 1988.

Commission expires 10-9-91

Notary Public

STATE OF TENNESSEE

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 (this 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_____.

6950 12/13 0101 03CHECK 504.50

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Milton E. Hornbuckle

Henrietta S. Hornbuckle
TO
Clark B. Rollins, Jr.
Mary Ann Devor
David L. Rollins

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201

CONTINUATION OF LEGAL DESCRIPTION

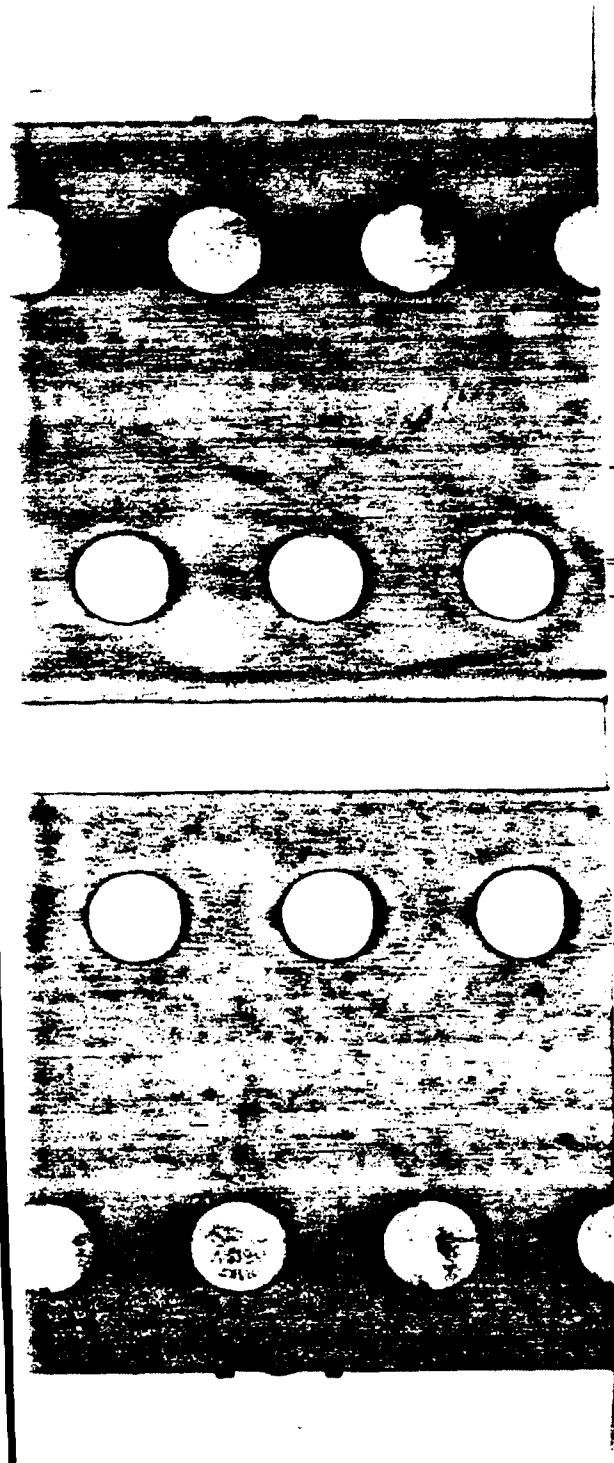
Being part of the same property conveyed to Milton E. Hornbuckle and wife, Henrietta S. Hornbuckle by deed from Hornbuckle Plumbing Company, new installations of record in Book 5834, Page, 638, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

EXHIBIT "A"

Together with a 20-foot wide easement for ingress/egress extending from the westerly right-of-way line of Hydes Ferry Pike northwesterly to the easterly line of a 2.960 acre tract to be conveyed to Clark B. Rollins, Jr. and being more particulary described as follows:

BEGINNING at a point on the westerly right-of-way line of Hydes Ferry Pike opposite the northerly right-of-way line of Hornbuckle Lane extended and also being S 31 degrees 45 minutes E, 351.36 feet from the common corner of Hornbuckle and Gillette as measured along the westerly right-of-way line of Hydes Ferry Pike; thence, S 58 degrees 15 minutes W, 25.0 feet to the beginning of a curve; thence, with said curve to the right (radius 434.00 feet), northwesterly a distance of 216.51 feet; thence, S 86 degrees 50 minutes W, 368.64 feet to a point in the easterly line of proposed Rollins tract. Said point being S 31 degrees 22 minutes 16 seconds E, 122.09 feet from a concrete monument at the northeasterly corner of said tract; thence, with the easterly line of said tract and crossing the end of 20-foot easement S 31 degrees 22 minutes 16 seconds E, 22.69 feet; thence, N 86 degrees 50 minutes E, 357.92 feet to the beginning of a curve; thence, with said curve to the left (radius 454.0 feet) southeasterly a distance of 226.49 feet; thence N 58 degrees 15 minutes E, 25.0 feet to a point on the westerly right-of-way line of Hydes Ferry Pike; thence, with the westerly right-of-way line of Hydes Ferry Pike, N 31 degrees 45 minutes W, 20 feet to the point of beginning.



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
		Cons 150,000.00		
		Con Tx	495.00	
		Pr Fee	.50	
		W Deed	9.00	
		Total	504.50	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93091
Identify reference
Rec. 13 2:24 PM '88
F. Z. Wilson II Reg.
D.C. Jr.

No. 163134