This instrument prepared by Escrow Corporation of Nashville, 841 Wren Road, P.O. Box 976, Goodlettsville, TN 37072.

# WARRANTY DEED

BOOK 7805 PAGE 316

THIS INSTRUMENT PREPARED BY

ESCROW CORPORATION OF NASHVILLE
841 WREN ROAD
P.O. BOX 976
GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 19 89

Notary Public

MY COMMISSION EXPIRES: September 11, 1990

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| BEN T. ROLLINS, et ux (NAME) | MORTGAGEE BANCBOSTON MORTGAGE CORPORATION (NAME) | 61-11 |
| 1019 McMahon Avenue (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 44090 (STREET ADDRESS) | 80 |
| Nashville, Tn. 37216 (CITY) (STATE) (P.O. ZIP) | Jacksonville, Florida 32231 (CITY) (STATE) (ZIP) | 15DZ 3885 |

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, ERNEST VOWLES, JR. and wife, BETH C. VOWLES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BEN T. ROLLINS and wife, PERNIE 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:

Being the easterly 75 feet of Lot No. 23 on the Plan of I. C. McMahon's Subdivision of Maplewood Lands, as of record in Book 547, page 78, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Ernest Vowles, Jr. and wife, Beth C. Vowles, by deed from Richard Lee Griffiths and wife, Gina A. Griffiths, of record in Book 7150 page 631, Register's Office for Davidson County, Tennessee.

For and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed of record in Book 7137, page 756, Register's Office for Davidson County, Tennessee, and note of even date thereby secured, in the original principal amount of $63,000.00, payable to Singleton Mortgage Corporation, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price.

The grantee urther hereby assumes the obligations of Richard Lee Griffiths and wife, Gina A. Griffiths under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

unimproved ( )
This is improved (XX) property, known as 1019 McMahon Avenue, Nashville, Tennessee 37216
(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, 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 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 30th day of March, 19 89

ERNEST VOWLES, JR.

BETH C. VOWLES

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ernest Vowles, Jr. and Beth C. Vowles

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 Goodlettsville, Tennessee, this 30th day of March, 1989.

Commission Expires September 11, 1990

Notary Public.

STATE OF _____

_____ 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 purpose 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 _____, Tennessee. on this the _____ day of _____, 19___

My commission expires _____

_____
Notary Public

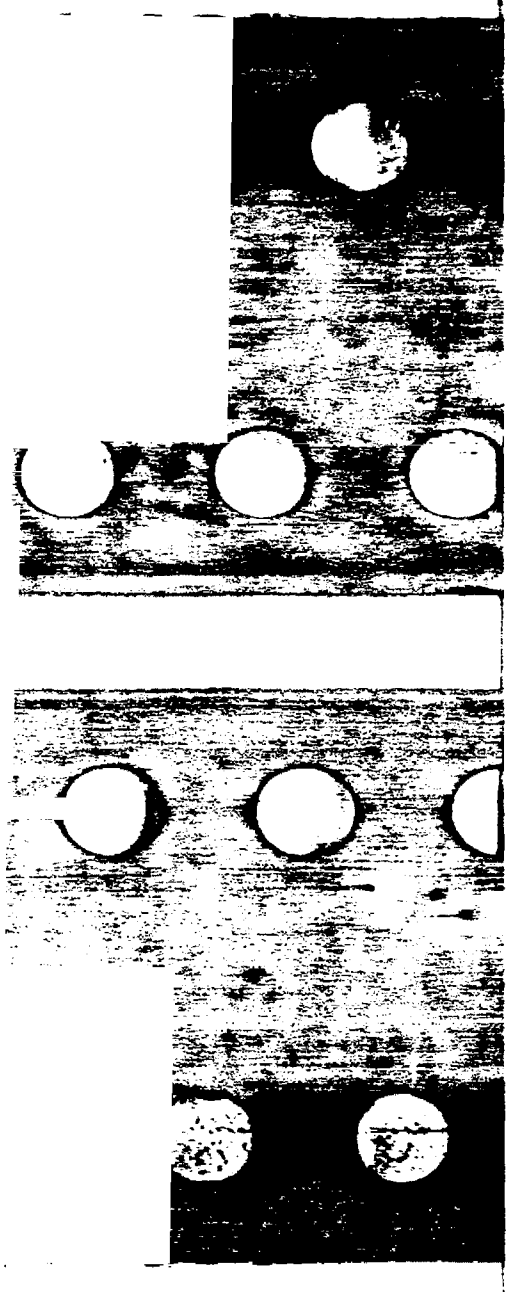
20717

INDEXING REFERENCE

Mar 31 8 30 AM '89

FELIX Z WILSON REGISTER
DAVIDSON COUNTY, TN

0797 03/31 0101 03CHECK 262.25



**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7805 PAGE 318

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

CAMT 77500.00
CON TX 255.75
PRFEE 0.50
MDEED 6.00
TOTAL 262.25
CHECK 262.25

03/31/89 01 08:31 0001 0797

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20717

IDENTIFI REFERENCE

Mar 31 8 30 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 195264