BOOK 7930 PAGE 262

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,900.00

DeAnna Dale Rollins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August 19 89

Notary Public

MY COMMISSION EXPIRES: October 9, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
James Patrick Rollins (NAME)	CTX Mortgage Company (NAME)	075-11-0
617 Baton Rouge Court (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 19000 (STREET ADDRESS)	034.00
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Dallas, TX 75219-9000 (CITY) (STATE) (ZIP)	04D 24553

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, Thomas Eugene Kirby and wife, Laura Ruth Kirby

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Patrick Rollins and wife, DeAnna Dale 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:

Land in Davidson County, Tennessee, being Lot No. 452 on the Plat of Highlands of Tulip Grove, Section 2 of record in Plat Book 4675, Page 93, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Thomas Eugene Kirby and wife, Laura Ruth Kirby by deed from Ralvin Homes, a partnership composed of Ralph D. Stevens and Melven L. Jones, of record in Book 4886, Page 778, Register's Office for Davidson County, Tennessee.

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

63111

IDENTIFICATION REFERENCE

SEP 5 10 17 AM '89

DAVIDSON COUNTY, TN

1383 09/05 0101 03CHECK 303.67

This is unimproved ( ) / improved (XX) property, known as 617 Baton Rouge Court, Hermitage, TN 37076
(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 s this 31st day of August, 19 89

Thomas Eugene Kirby

Thomas Eugene Kirby

Laura Ruth Kirby

Laura Ruth Kirby

STATE OF TENNESSEE
Davidson County

BOOK 7930 PAGE 263

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Eugene Kirby and wife, Laura Ruth Kirby

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 Antioch, Tennessee, this 31st day of August, 19 89.

Lori Stephens Notary Public

Commission Expires October 9, 1991

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Thomas Eugene Kirby and wife,
Laura Ruth Kirby

TO
James Patrick Rollins and wife,
~~DeAnna Dale Rollins~~

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697



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

RECEIVED OF _____

FOR _____

BOOK 7930 PAGE 264

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 89900.00
CON TX 296.67
PRFEE 1.00
WDEED 6.00
TOTAL 303.67
CHECK 303.67

09/05/89 01 10:18 0001 1383

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63311

IDENTIFICATION REFERENCE

SEP 5 10 17 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 245413