BOOK 8303 PAGE 603

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF March, 19 91.

Notary Public Ollie Mai Parsley

MY COMMISSION EXPIRES May 8, 1991

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 50 Century Blvd., #120, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Robert C. Thomas (NAME)	Troy & Nichols, Inc. (NAME)	MAP 108-12
3308 Quail Run Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 4025 (STREET ADDRESS)	PARCEL 209
Nashville, TN 37214 (CITY) (STATE) (P O ZIP)	Monroe, LA 71211 (CITY) (STATE) (ZIP)	FIELD BK#3D-918

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, Edgar T. Rouse and wife, Rita H. Rouse

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert C. Thomas and wife, Yvette E. Thomas

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. 44, Trailwood Subdivision, Section 3, as of record in Book 6900, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Edgar T. Rouse and wife, Rita H. Rouse by deed from Dan Duer and wife, Janie A. Duer d/b/a Dan Duer Construction Company, filed of record in Book 7314, page 142, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easement, restrictions and building setback lines of record.

96875

IDENTIF. REFERENCE

Mar 5 9 46 AM '91

REGISTER'S OFFICE DAVIDSON COUNTY, TN.

This is unimproved ( ) / improved ( ) property, known as 3308 Quail Run Court, Nashville, TN 37214
(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 4th day of March, 19 91

Edgar T. Rouse

Rita H. Rouse

STATE OF TENNESSEE }
County of Davidson }

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Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Edgar T. Rouse and wife, Rita H. Rouse

the bargainor~~s~~, with whom I am personally acquainted, and who acknowledged that ~~s~~he~~y~~ executed the within instrument for the purposes therein contained. (or proved to ~~me~~ on the basis of satisfactory evidence) Witness my hand and official seal at Nashville, Tennessee, this 4th day of March 19 91

Commission expires May 8, 1991

Ollie Mai Parsley, 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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and (they) _____, 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 _____

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

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 ___.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Edgar T. Rouse and wife, Rita H. Rouse

TO
Robert C. Thomas and wife, Yvette E. Thomas

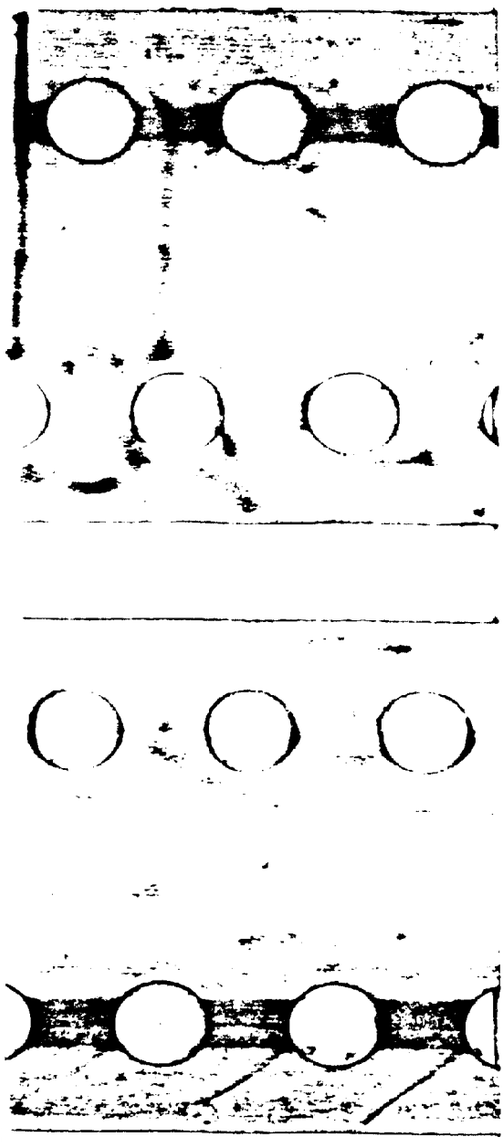
Return to:
PRIORITY ESCROW SERVICES INC.
50 Century Boulevard
Suite 120
Nashville, TN 37214

9916 03/05 0101 03CHECK 320.50

5

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

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CV CONVEYANCE	CC CERTIFIED COPY	MISC MISCELLANEOUS	
MT 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 95000.00
CON TX 313.50
PRFEE 1.00
WDEED 6.00
TOTAL ~~320.50~~
CHECK ~~320.50~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/05/91 01 08:48 0001 0916

96875

IDENTIF. REFERENCE

MAR 5 [illegible] '91

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

No. 401746