This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 8448 PAGE 38

ADDRESS NEW OWNER:
Jimmy N. Rosser
5510 Country Drive, Unit 70
Nashville, Tennessee 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Citizens Fidelity Bank and Trust Company
c/o PNC Mortgage Servicing Company
Louisville, KY 40296

MAP AND PARCEL:
MAP 162-09-0-A
PARCEL 70
05DU 55946

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Annie H. Holt and husband, Kenneth E. Blackburn II, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jimmy N. Rosser, unmarried , 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 Unit No. 70, Building 10, on the Plat of Hickory Valley Condominiums, Phase 2, of record in Plat Book 4460, Page 133, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Annie H. Holt , by deed from Joseph D. Pride and wife, Robynne H. Pride of record in Book 5766, Page 287, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Kenneth E. Blackburn, II herein joins to convey any and all rights and interests he may have, if any.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Hickory Valley Condominiums, Phase 2, as of record in Plat Book 4460, Page 133; Master Deed and By-Laws of record in Book 4659, Page 32; Clarification of Master Deed of record in Book 4937, Page 429 and Charter of record in Book 7980, Page 470, said Register's Office.

This conveyance is subject to easement of record in Book 4842, Page 979, said Register's Office.

This conveyance is subject to easement of record in Book 5606, Page 663, said Register's Office.

This is improved property known as 5510 Country Drive, Unit 70, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jimmy N. Rosser, their heirs and assigns, forever; and we, Annie H. Holt and husband, Kenneth E. Blackburn II 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 18th day of September, 1991.

4 8 8 8 8

SEP 23 1 11 PM '91

Annie H. Holt
Annie H. Holt

Kenneth E Blackburn II
Kenneth E. Blackburn II

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Annie H. Holt the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 19th day of September, 1991.

Rhonda J. Uhtenwoldt
NOTARY PUBLIC

My Commission Expires: 9-25-93

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 53,000.00.

Jimmy N Rosser
AFFIANT

Subscribed and sworn to before me this 19th day of September, 1991.

Rhonda J. Uhtenwoldt
NOTARY PUBLIC
My Commission Expires: 9-25-93

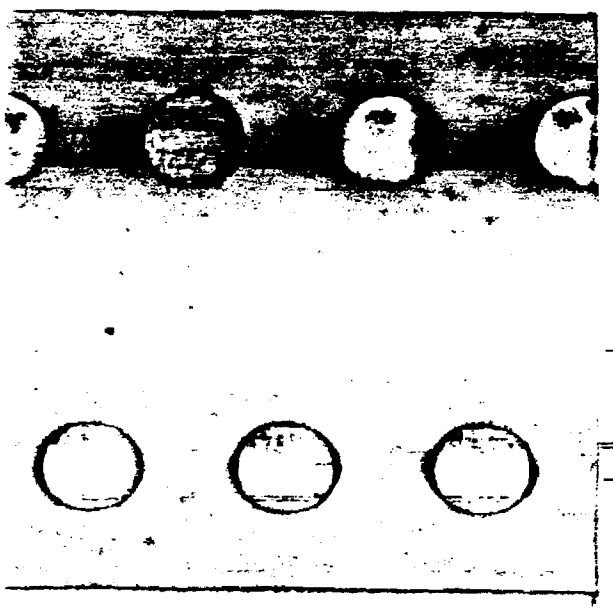
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kenneth E. Blackburn II the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 18th day of September, 1991.

My Commission expires: 9-25-93

Rhonda J. Uhtenwoldt
NOTARY PUBLIC

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

RECEIVED OF _____

FOR _____

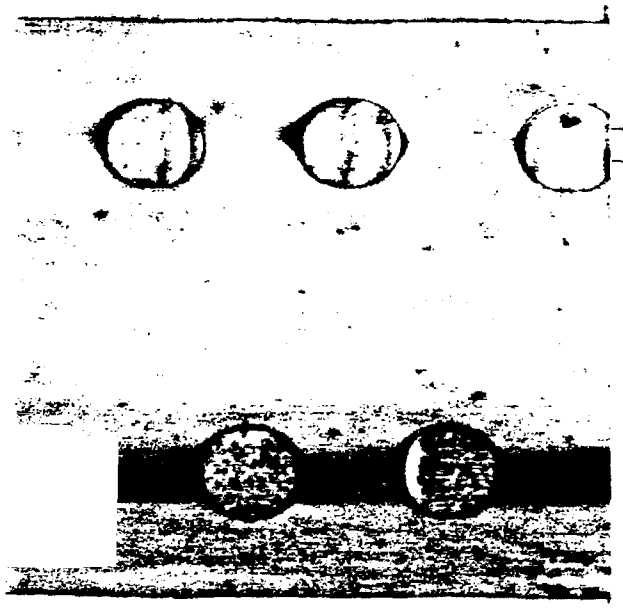
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CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 53000.00
CON TX 196.10
PRFEE 1.00
WDEED 6.00
TOTAL 203.10
CHECK 203.10

09/23/91 01 13:12 0001 3194



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48888

IDENTIFICATION

SEP 23 1 11 PM '91

No.461393