Box 1

BOOK 8693 PAGE 710 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ } At Large

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,165.85

Charles G. Rollins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 19 92

Notary Public

MY COMMISSION EXPIRES: October 9, 1995

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #200, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Charles G. Rollins (NAME)	Trustbank Savings Bank (NAME)	150-3
2905 Sheana Way (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 929 (STREET ADDRESS)	262
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	McLean, Virginia 22101 (CITY) (STATE) (ZIP)	2D 74897

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, Regina Ann Duncan and husband, Ronnie F. Williams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles G. Rollins and wife, Shirley F. 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. 92A Zone Lot Division of Lot 81, on the Plan of Chelsea of Priest Lake, Section 2-A, and Lot 92, Chelsea of Priest Lake, Section 2-B of record in Plat Book 6250, Page 944, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Regina Ann Duncan by deed of record in Book 6969, Page 335, Register's Office for Davidson County, Tennessee.

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

Ronnie F. Williams joins in this conveyance for the sole purpose of conveying any marital rights he may have.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Trustbank Savings Bank of record in Book _____, Page _____, said Register's Office with a present unpaid balance of approximately $61,165.85, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

The grantee assumes the personal obligation of the grantor and/or original mortgagor under the terms of the Note and any instrument, regulations or laws creating the loan to indemnify the Department of Veterans Administration or Federal Housing Administration to the extent of any claim of payment arising from the guaranty or insurance of the indebtedness.

This is unimproved ( ) improved (XX) property, known as 2905 Sheana Way, Antioch, TN 37013
(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 hands this 30th day of July, 19 92

Regina Ann Duncan
Regina Ann Duncan

Ronnie F. Williams
Ronnie F. Williams

STATE OF TENNESSEE
Davidson County
xxxxxx
At Large

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Regina Ann Duncan and husband, Ronnie F. Williams

the bargainor s, 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 30th day of July, 19 92.

Notary Public

Commission Expires October 9, 1995

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
Regina Ann Duncan and husband,
Ronnie F. Williams

TO
Charles G. Rollins and wife,
Shirley F. 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

33996

IDENTIF. REFERENCE

AUG 4 2 47 PM '92

FELIX [illegible] REGISTER
DAVIDSON COUNTY TN.

7525 08/04 0101 03CHECK 250.24

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT 65165.85
COM TX 241.24
PRFEE 1.00
WDEED 8.00
TOTAL 250.24
CHECK 250.24

08/04/92 01 14:48 0001 7525

339 96

IDENTIF. TREFERENCE

AUG 4 2 47 PM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 557346