THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Joseph E. Rollins, Sr.	Same	Map 82-12
132 Coles Ferry Road		Parcel 264
Gallatin, TN 37066		Field Bk# 19W-01515

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

KATHY ROLLINS, an unmarried woman, and MICHAEL HESTER, an unmarried man, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto

JOSEPH E. ROLLINS, SR., an unmarried man, a three-fourths (3/4) undivided interest, and JOSEPH E. ROLLINS, JR., an unmarried man, a one-fourth (1/4) undivided interest, as tenants in common, their respective heirs or assigns, hereinafter called the "GRANTEES", a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lots 26 and 27 on the Map of D. D. Phillips' Silverdene Park Subdivision, as of record in Book 421, page 31, Register's Office for said County.
>
> ACCORDING to a survey made by Erle Drake, County Surveyor, July 13, 1934, said Lots 26 and 27 are described as follows:
>
> BEGINNING at the southeast corner of McFerrin Avenue and Silverdene Place, formerly Ramsey or Georgia Street; thence, with the southerly margin of Silverdene Place, eastwardly 70.5 feet to the corner of Lots 26 and 27; thence, with the line between said two lots, southwardly 170 feet to the northerly margin of an alley; thence, with said alley, westwardly 178.5 feet to the easterly margin of McFerrin Avenue; thence, with the same northwardly 202.5 feet to the beginning.
>
> BEING the same property conveyed to Joseph E. Rollins and wife, Kathy Rollins, and Michael Hester, by deed from Sylvanus Givens, of record in Book 6515, page 569, Register's Office for Davidson County, Tennessee.
>
> The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

By their signatures hereto, the GRANTEES, JOSEPH E. ROLLINS, SR. and JOSEPH E. ROLLINS, JR., agree that the said property will be owned by them as tenants in common, with JOSEPH E. ROLLINS, SR., his heirs or assigns, owning a three-fourths (3/4) undivided interest, and JOSEPH E. ROLLINS, JR., his heirs or assigns, owning a one-fourth (1/4) undivided interest.

JOSEPH E. ROLLINS, a/k/a JOSEPH E. ROLLINS, JR., and wife, KATHY ROLLINS, were divorced. KATHY ROLLINS, now a single woman, and MICHAEL HESTER, a single man, respectively, convey all of their right, title and interest in the real property hereinabove described, to JOSEPH E. ROLLINS, SR. and JOSEPH E. ROLLINS, JR. JOSEPH E. ROLLINS, SR. and JOSEPH E. ROLLINS, JR., irrespective of their ownership interest in the said property, agree that they will fully assume, make all payments required to be made in a timely manner, and indemnify and hold harmless KATHY ROLLINS and MICHAEL HESTER from any cost, expense or judgment relating to any claim, demand or suit with regard to one note dated July 9, 1992, made

by JOSEPH E. ROLLINS, JR., KATHY ROLLINS and MICHAEL HESTER, and payable to the order of the Bank of Goodlettsville, its successors or assigns, in the original principal amount of Forty-Three Thousand One Hundred Forty-One and 42/100 Dollars ($43,141.42), payable in thirty-five (35) equal consecutive monthly installments in the amount of Six Hundred Fifty-Five Dollars ($655.00) each, beginning August 1, 1992, with a final or balloon installment due on July 1, 1995, in the amount of Twenty-Nine Thousand Four Hundred Thirty-Three and 85/100 Dollars ($29,433.85), said Note having a loan balance of Thirty-Seven Thousand Four Hundred Sixty-Seven and 33/100 Dollars ($37,467.33) on March 2, 1994, which Note is secured by Deeds of Trust of record in Book 6534, page 981, and Book 6679, page 124, Register's Office for Davidson County, Tennessee.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1994, which are a lien but not yet due and payable.

And WE, the GRANTORS, 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.

WITNESS our hands on this the 11th day of March, 1994.

"GRANTORS"

KATHY ROLLINS

MICHAEL HESTER

"GRANTEES"

JOSEPH E. ROLLINS, SR.

JOSEPH E. ROLLINS, JR.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHY ROLLINS, MICHAEL HESTER, JOSEPH E. ROLLINS, SR. and JOSEPH E. ROLLINS, JR., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 11th day of March, 1994.

NOTARY PUBLIC

My Commission Expires: 2-3-98

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $37,467.33.

Affiant

Sworn to and subscribed before me, this the 11th day of March, 1994.

NOTARY PUBLIC

My Commission Expires: 2-3-98

27020

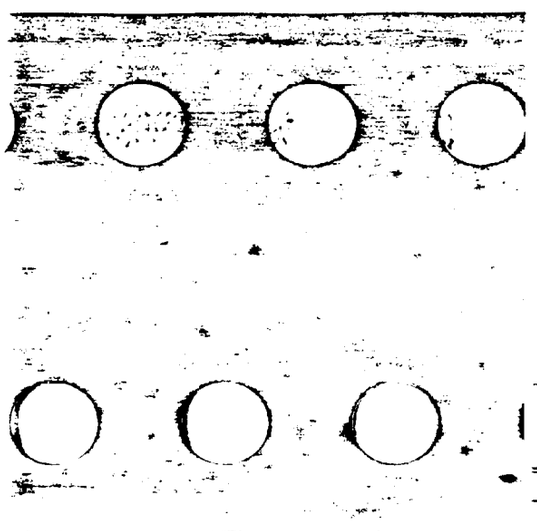
IDENTIFICATION & REFERENCE

94 MAR 14 AM 10:03

FELIX A. WILLIAMS, JR.
DAVIDSON COUNTY REGISTER

182803/5/1 MAIL 030DOCK 147.63

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

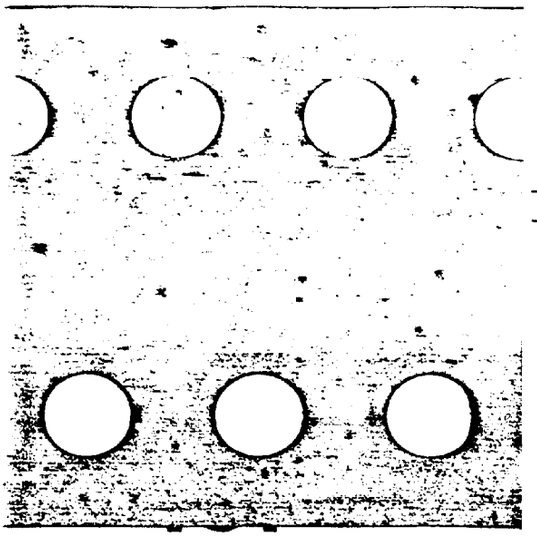
FOR _____

BOOK 9278 PAGE 880

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 37467.33
				CON TX 138.63
				PRFEE 1.00
				WDEED 8.00
				TOTAL 147.63
				CHECK 147.63
03/15/94	01			10:03 0001 1828

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



27820
IDENTIF. & REFERENCE

94 MAR 15 AM 10: 03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 767201