PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) (Title No: 34956)
Dav. Co. File: Box 8

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 9/16/95

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 227000.00

Affiant

Sworn and subscribed before me this 27th day of April, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Michael W. Rollins Mary Randall Rollins 408 Arlington Place Nashville, TN 37221	First American National Bank First American Center Nashville, Tennessee 37237	142-16-B-31

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gayle S. Gruca, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael W. Rollins and spouse, Mary Randall Rollins,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 31 on the plan of Arlington Green, Phase I, of record in Book 6900, page 399, amended in Book 7517, page 281, Register's Office for said County.

SAID Lot No. 31 fronts 92.98 feet on the easterly margin of Arlington Place and extends back 110.68 feet on the northerly line and 148.06 feet on the southerly line to a dead line in the rear, measuring 81.52 feet thereon.

BEING the same property conveyed to John M. Gruca and wife, Gayle S. Gruca by deed from The Zeitlin Group, a joint venture composed of Martin Construction Company, a Tennessee Corporation and Jeffrey Construction Company, a Tennessee Corporation of record in Book 8616, page 478, said Register's Office. The said John M. Gruca and Gayle S. Gruca having since divorced and by quitclaim deed of record in Book 8815, page 544, said Register's Office, the said John M. Gruca conveyed his interest in subject property to Gayle S. Gruca.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 8120, Page 402, Book 8120, page 485, Book 8180, page 230, Book 8181, page 62 and by-laws amended in Book 8180, page 232, said Register's Office, and to the matters set forth in the referenced Plan of record.

94 APR 29 AM 10:58 DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

44297

This is improved property, known as: 408 Arlington Place, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of April, 1994.

Gayle S. Gruca

Gayle S. Gruca

State of Tennessee
County of Davidson

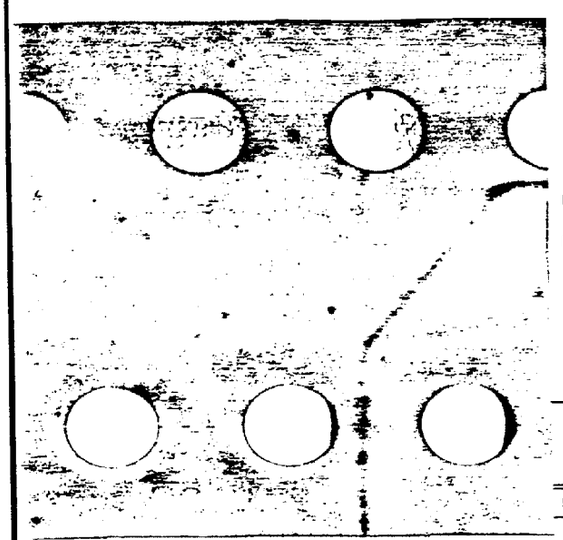
On this 27th day of April, 1994, before me the undersigned authority, personally appeared **Gayle S. Gruca,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

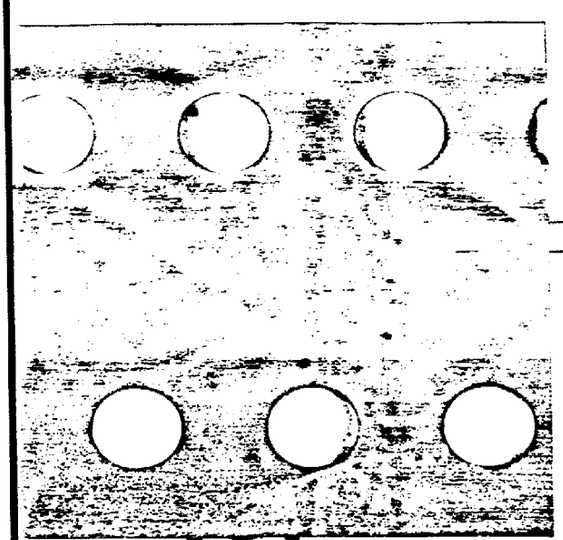
CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 9/16/95

My Commission Expires:

Notary Public

9774 05/05/94 0101 03CHECK 848.90





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

RECEIVED OF _____

FOR _____

BOOK 9327 PAGE 191

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	
				227000.00
			CON TX	839.90
			PRFEE	1.00
			WDEED	8.00
			TOTAL	848.90
			CHECK	848.90
04/29/94	01		11:00 0001	9774

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44297
IDENTIF. # REFERENCE

94 APR 29 AM 10:58
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 784885