BOOK 9347 PAGE 619

GENERAL WARRANTY DEED

FROM: Garry K. Grooms and wife, Sandra M. Grooms, Grantors

TO: Phillip Kent Rollins and wife, Beth ~~Adkins~~ Aplin-Rollins, Grantees

This instrument was prepared by:
Jeffrey R. King
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
690 Clearview Drive Nashville, TN 37205		116-4-103
		Field Book Numbers
	(new owner)	07DA-05920

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Forty Thousand and 00/100 Dollars ($240,000.00).

Phillip Kent Rollins 5-16-94
Affiant

SUBSCRIBED AND SWORN TO before me, this the 16th day of May, 1994.

Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

My Commission Expires:_____

FOR AND IN CONSIDERATION OF the sum of Two Hundred Forty Thousand and 00/100 Dollars ($240,000.00), the receipt and sufficiency of which are hereby acknowledged, Garry K. Grooms and wife, Sandra M. Grooms (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto Phillip Kent Rollins and wife, Beth ~~Adkins~~ Aplin-Rollins (the "Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 690 Clearview Drive, Nashville, Tennessee 37205.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns forever.

And Grantors do covenant with the Grantees that Grantors are lawfully seized and possessed of the Property in fee simple, Grantors have a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantors do further covenant and bind Grantors, their heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness our hands this 16th day of May, 1994.

Garry K. Grooms

Sandra M. Grooms

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Garry K. Grooms, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 16th day of May, 1994.

Notary Public

My Commission Expires:_____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, The undersigned, a Notary Public of said County and State, Sandra M. Grooms, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 16th day of May, 1994.

Notary Public

My Commission Expires:_____

PERCY WILKINS JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
EXP 7/27/96

50975
IDENTIF. ↑ REFERENCE

94 MAY 17 PM 1:51

REGISTER
DAVIDSON COUNTY, TN.

[redacted] 030-ECK 905.00

EXHIBIT A

Property Description

Land in Davidson County, Tennessee being parts of Lot Nos. 49 and 50 on the plan of Clearview Subdivision, as of record in Book 843, page 8, Register's Office for Davidson County, Tennessee, described together as follows:

Beginning on the easterly margin of Clearview Drive at a point 14 feet south of the corner of Lot Nos. 49 and 50; thence with said Drive, northwardly 126 feet to the corner of Lot Nos. 50 and 51; thence with line between said two lots, eastwardly 185 feet to the westerly line of Lot No. 37; thence with the westerly line of Lot Nos. 37 and 38, southwardly 51.5 feet to a point 21.5 feet north of the corner of Lot Nos. 49 and 50; thence westwardly 211.8 feet, more or less to the beginning.

Being the same property conveyed to Garry K. Grooms and Sandra M. Grooms by deed from Robert W. Smith and wife, Jane S. Smith of record in Book 7657, page 530, Register's Office for Davidson County, Tennessee.

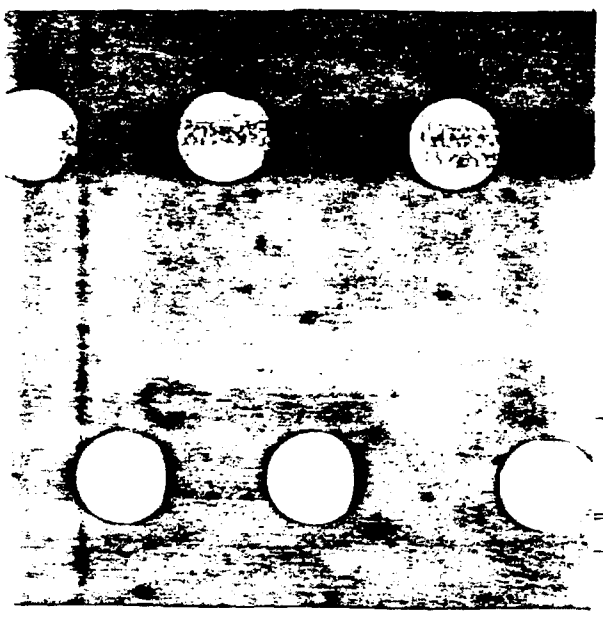
EXHIBIT B

Encumbrances

1. Taxes for 1994 constitute a lien, but are not yet due and payable.

2. Restrictive Covenants of record in Book 846, page 680, said Register's Office.

3. All matters shown on the plan of record in Book 843, page 8, said Register's Office.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

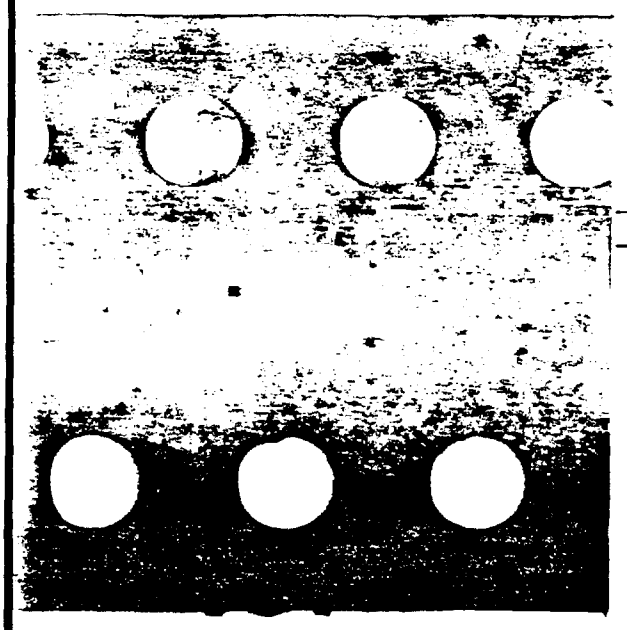
RECEIVED OF _____

FOR _____

BOOK 9347 PAGE 694

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	240000.00
CON TX	888.00
PRFEE	1.00
WDEED	16.00
TOTAL	905.00
CHECK	905.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 7070

50975
IDENTIF. ← REFERENCE

94 MAY 17 PM 1:51
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 792087