This deed prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

BOOK 9888 PG 57

WARRANTY DEED

Address new owner as:	Send tax bills to:	Map-Parcel
George L. Rooker, Jr.	Same	Map 61-07
1107 Richmond Dr.		Par 73
Nashville, TN 37216		

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, R & R Properties, a Tennessee partnership whose partners are James T. Rooker, Jr., George L. Rooker, Jr., and Richard R. Rooker, has this day bargained and sold, and hereby transfer and convey to George L. Rooker, Jr., his heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> Land in the 11th, Formerly the 18th Civil District, of Davidson County, Tennessee, being Lot No. 4 and a small portion out of the northeast corner of Lot No. 3 on the Map of Section 1, in King's Subdivision, described according to a survey made by Jno. Barryan, in July 1945, as follows:
>
> Beginning on the northerly margin of Richmond Drive at the point of 366.6 ft. more or less, east of the easterly margin of Gallatin Pike, being the common corner of Lots Nos. 3 and 4; thence with the line between said two lots, northwardly 168 feet, to a point 57 ft. south of the northeast corner of Lot No. 3; thence westwardly 7 ft.; thence northwardly 57 ft. to the north line of Lot No. 3; thence with the north line of Lots 3 and 4, eastwardly 77 ft. to the common corner of Lots Nos. 4 and 5; thence with the line between said lots, southwardly 225 ft. to the northerly margin of Richmond Drive; thence with the northerly margin of said Drive, westwardly 70 ft. to the point of beginning.
>
> Being the same property as conveyed to James T. Rooker, Jr., George L. Rooker, Jr., and Richard R. Rooker, by warranty deed from Robert A. Hooper and wife, Gail H. Hooper, as of record in Book 6705, page 438, Register's Office for Davidson County, Tennessee.

This is improved property known as 1107 Richmond Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said George L. Rooker, Jr., his heirs and assigns, forever.

And R & R Properties covenants with the said George L. Rooker, Jr., that it is lawfully seized and possessed of said land in fee simple; that it has a good right to convey it, and that the same is unencumbered.

And R & R Properties further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to

the said George L. Rooker, Jr., his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the partnership has caused its name to be signed hereto by its partners, this 31 day of October, 1995.

By: James T. Rooker, Jr. By: Richard R. Rooker
PARTNER PARTNER

By: George L Rooker Jr.
PARTNER

BOOK 9888 PG 58

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James T. Rooker, Jr., George L. Rooker, Jr., and Richard R. Rooker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged themselves to be the partners of R & R Properties, the within named bargainor, a partnership, and that they as such partners, executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by themselves as partners.

Witness my hand, and official seal at office, in Nashville, Tennessee, this 31 day of October, 1995.

Karen H Rooker
NOTARY PUBLIC

My commission expires:
1-20-99

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 30,600.00

MAIL ENV.

George L Rooker Jr.
AFFIANT

Subscribed and sworn to before me, this 31 day of October, 1995.

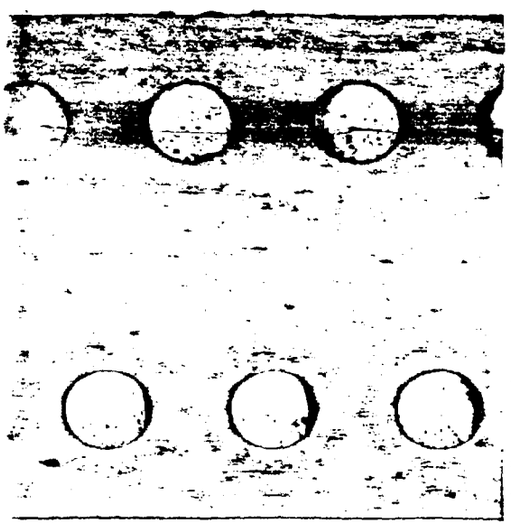
Karen H Rooker
NOTARY PUBLIC

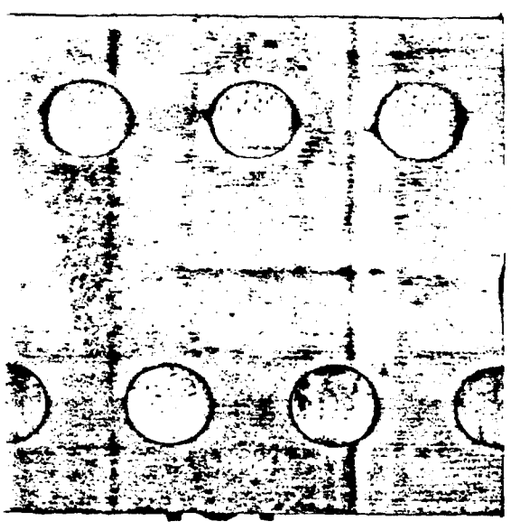
My commission expires:
1-21-99

013184
IDENTIF. & REFERENCE

95 DEC 1 AM 9:53
DAVIDSON COUNTY, TN.

12/14 21-95 CHECK 120.00





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

RECEIVED OF _____

FOR _____

BOOK 9888 PG 59

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 30000.00
CON TX 111.00
PRFEE 1.00
WDEED 8.00
TOTAL 120.00
CHECK 120.00

12/14/95 01 09:54 0001 8064

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0131844
IDENTIF. # REFERENCE

95 DEC 14 AM 9:
FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 986524