BOX #19B
G#96-1-60

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF January 19 96

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES L. ROLLINS (NAME)	"NEW OWNER" (NAME)	MAP 043-14
2601 Hillsboro Rd, Apt M-4 (ADDRESS)	(ADDRESS)	PARCEL 184
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	FB #11D-45403

FOR AND 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, CHARLES C. HARRIS AND WIFE, BARBARA B. HARRIS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES L. ROLLINS, UNMARRIED

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 part of Lot No. 24 on the unrecorded Map of Margaret L. Dickenson's Subdivision, and described according to a survey by Bob Cummings, Land Surveyor, dated June 14, 1976, as follows:

BEGINNING at a point in the easterly margin of Lanier Drive at an iron pin, being the common corner of Lots Nos. 23 and 24 (corner to Winsett Property); thence, with the margin of said Drive, South 30° 15' West 45 feet to a rock retaining wall; thence, leaving said margin of said Drive, South 70° 6' East 142.48 feet to an iron pin; thence, South 3° 59' West 53.95 feet to an iron pin in the southerly line of Lot No. 24; thence, with said southerly line South 86° 01' East 102 feet to a concrete monument, being the Southeast corner of Lot No. 24; thence, North 6° 42' East 70 feet to an iron pin, being the Northeast corner of Lot No. 24; thence, North 70° 6' West 231.36 feet to the point of BEGINNING, containing 0.337 acres, more or less.

BEING the same property conveyed to Charles C. Harris and wife, Barbara B. Harris, by Successor Trustee's Deed from Peter Weiss, Successor Trustee, of record in Book 9825, Page 247, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building

CONTINUED

This is improved (X) unimproved ( ) property, known as 245-B Lanier Drive, Madison, TN 37115
(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 hand s this 26th day of January 19 96

CHARLES C. HARRIS

BARBARA B. HARRIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHARLES C. HARRIS AND WIFE, BARBARA B. HARRIS

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 Brentwood, Tennessee, this 26th day of January 19 96.

Commission expires July 24, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

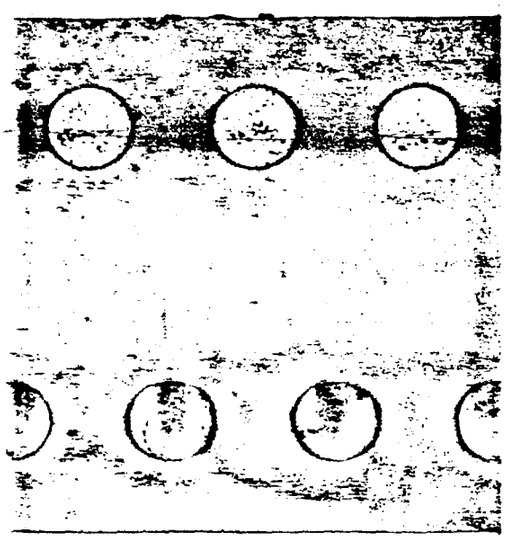
My commission expires _____

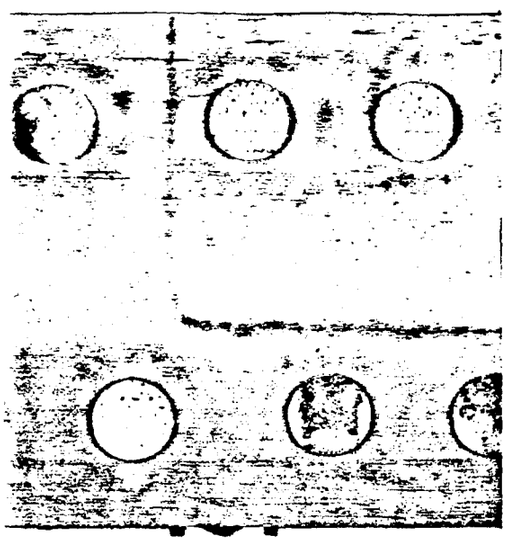
Notary Public

LEGAL DESCRIPTION CONTINUATION

restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

0144863
IDENTIF. & REFERENCE
96 JAN 29 PM 1:49
FELIX Z. WILSONII REGISTER
DAVIDSON COUNTY, TN.
2106 01/29 0101 03CHECK 138.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9930 PG 4

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 35000.00
CON TX 129.50
PRFEE 1.00
WDEED 8.00
TOTAL 138.50
CHECK 138.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/29/96 01 13:56 0001 2106

0144863
IDENTIF. ↑ REFERENCE

96 JAN 29 PM 1:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1000361