BOOK 9947PG920

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
James Lee Rollins 2601 Hillsboro Rd, Ste 4 Nashville, Tn. 37212	Same as New Owner	Map 25-4 Parcel 19 Field Book GO 15554

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, MARGARET LOVENE HUFF, a 4/20 interest; LILLIE MAI CHISM, a 4/20 interest; ANNE MARJORIE FOSTER, a 4/20 interest; LOUIS PHILLIP LANE, a 4/20 interest; ROY WAYNE LANE, a 1/20 interest; GLENDA TERESA LANE a/k/a GLENDA TERESA McCORD, a 1/20 interest; TIMOTHY LEE LANE, a 1/20 interest; and SHIRLEY ANN HUMPHREY, a 1/20 interest, being all of the heirs-at-law of MARGARET E. BULLARD, deceased, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto JAMES LEE ROLLINS, a single man, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Beginning at an iron pin in the northerly margin of Cedar Street at the southwesterly corner of Tract 19 of the Johnson Construction Company property; thence, North 6° 08' 39" West 121.43 feet to an iron pin; thence, South 87° 48' 15" East 10 feet to a point; thence, South 6° 08' 39" East 121.43 feet to a point in the northerly margin of Cedar Street; thence, with the margin of said street to the point of beginning.
>
> Being the same property conveyed to Margaret E. Bullard by Deed from Johnson Construction Company of record in Book 5501, Page 889, Register's Office for Davidson County, Tennessee. And, the said Margaret E. Bullard a/k/a Margaret Emma Lane Bullard died on September 7, 1995, at which time the property became vested in her only heirs-at-law as follows: Lillie Mai Chism, a 4/20 interest; Anne Marjorie Foster, a 4/20 interest; Louis Phillip Lane, a 4/20 interest; Margaret Lovene Huff, a 4/20 interest; Roy Wayne Huff, a 1/20 interest; Glenda Teresa Lane a/k/a Glenda Teresa McCord, a 1/20 interest; Timothy Lee Lane, a 1/20 interest; and Shirley Ann Humphrey, a 1/20 interest.
>
> The mailing address for the said property is 215 W. Cedar Street, Goodlettsville, Tennessee 37072.
>
> The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.
>
> The current mailing address for said property is 215 West Cedar Street, Goodlettsville, TN 37072.

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, his heirs and assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEE, 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 1996, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

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 GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

MARGARET LOVENE HUFF executes this document as Attorney-in-Fact for ROY WAYNE LANE, GLENDA TERESA LANE a/k/a GLENDA TERESA McCORD, TIMOTHY LEE LANE, and SHIRLEY ANN HUMPHREY, under Powers of Attorney being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

WITNESS our hands on this the 12th day of February, 1996.

"GRANTORS"

Margaret Lovene Huff
MARGARET LOVENE HUFF
Individually and as Administratrix of the
Estate of Margaret E. Bullard a/k/a
Margaret Emma Lane Bullard, deceased

Lillie Mai Chism
LILLIE MAI CHISM

Anne Marjorie Foster
ANNE MARJORIE FOSTER

Louis Phillip Lane
LOUIS PHILLIP LANE

Roy Wayne Lane
ROY WAYNE LANE
By: MARGARET LOVENE HUFF, Attorney In Fact

Glenda Teresa Lane
GLENDA TERESA LANE a/k/a GLENDA TERESA McCORD
By: MARGARET LOVENE HUFF, Attorney In Fact

Timothy Lee Lane
TIMOTHY LEE LANE
By: MARGARET LOVENE HUFF, Attorney In Fact

Shirley Ann Humphrey
SHIRLEY ANN HUMPHREY
By: MARGARET LOVENE HUFF, Attorney In Fact

"GRANTEE"

James Lee Rollins
JAMES LEE ROLLINS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET LOVENE HUFF, LILLIE MAI CHISM, ANNE MARJORIE FOSTER, LOUIS PHILLIP LANE and JAMES LEE ROLLINS, 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, at office, this the 12th day of February, 1996.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 3, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 12th day of February, 1996, before me, personally appeared MARGARET LOVENE HUFF, to me known to be the person who executed the foregoing instrument on behalf of ROY WAYNE LANE, GLENDA TERESA LANE a/k/a GLENDA TERESA McCORD, TIMOTHY LEE LANE and SHIRLEY ANN HUMPHREY, and acknowledged that she executed the same as the free act and deed of the said ROY WAYNE LANE, GLENDA TERESA LANE a/k/a GLENDA TERESA McCORD, TIMOTHY LEE LANE and SHIRLEY ANN HUMPHREY.

WITNESS my hand and official seal this the 12th day of February, 1996.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $36,000.00.

Affiant

Sworn to and subscribed before me, this the 12th day of February, 1996.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

0150370

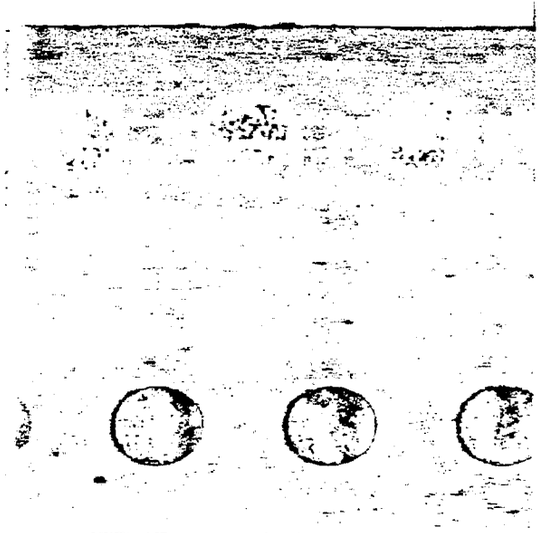
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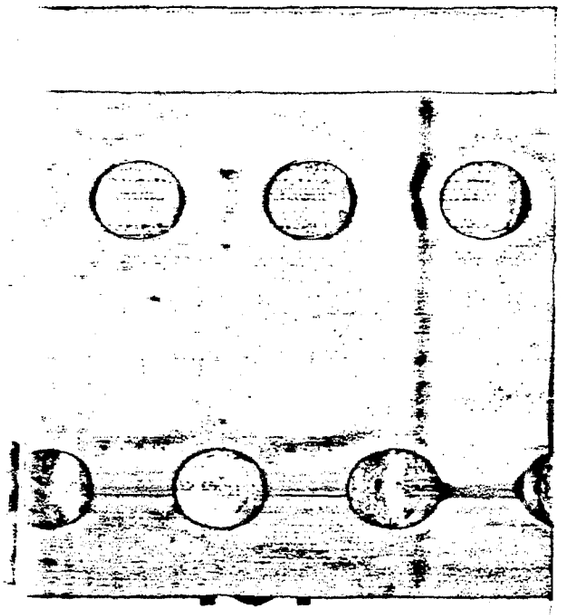
96 FEB 14 AM 10:45

FELIX Z. WILSON III, REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

7973 02/14 0101 03CHECK 146.20





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

RECEIVED OF _____

FOR _____

BOOK 9947 PG 923

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	36000.00
			CON TX	133.20
			PRFEE	1.00
			WDEED	12.00
			TOTAL	146.20
			CHECK	146.20
02/14/96	01		10:46 0001	7973

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0150370
IDENTIF. # REFERENCE

96 FEB 14 AM 10: 4[illegible]
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1006168