THIS INSTRUMENT PREPARED BY:

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

Warranty Deed

BOOK 10006 PG 104

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Angela Harrell 214 W. Cedar St. Goodlettsville, TN 37072	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, JAMES LEE ROLLINS, a single man, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto ANGELA HARRELL, a single woman, hereinafter referred to as the "GRANTEE", her 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; 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 James Lee Rollins, a single man, by deed from Margaret Lovene Huff, Lillie Mai Chism, Anne Marjorie Foster, Louis Phillip Lane, Roy Wayne Lane, Glenda Teresa Lane a/k/a Glenda Teresa McCord, Timothy Lee Lane and Shirley Ann Humphrey, being all of the heirs of Margaret E. Bullard, deceased, of record in Book 9947, page 920, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The mailing address for the said property is 215 W. Cedar Street, Goodlettsville, Tennessee 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, her heirs and assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEE, that I am 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.

2. Deed of Trust executed by James Lee Rollins, a single man, to Daniel R. Hawkins, Trustee, of record in Book 9947, page 924, said Register's Office, to secure to Bank of Goodlettsville one note dated February 12, 1996, in the original principal amount of $36,000.00 payable as provided therein.

And I, the GRANTOR, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 5th day of April, 1996.

"GRANTOR"

JAMES LEE ROLLINS

"GRANTEE"

ANGELA HARRELL

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES LEE ROLLINS and ANGELA HARRELL, 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 5th day of April, 1996.

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 $42,000.00.

Affiant

Sworn to and subscribed before me, this the 5th day of April, 1996.

NOTARY PUBLIC

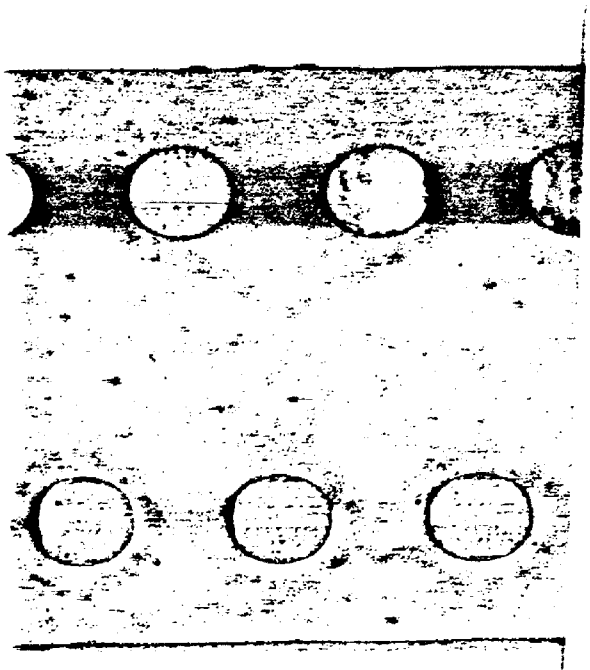
PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

0168241
IDENTIF. + REFERENCE

96 APR -8 AM 8:54

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7152 04/08 0101 03CHECK 164.40



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

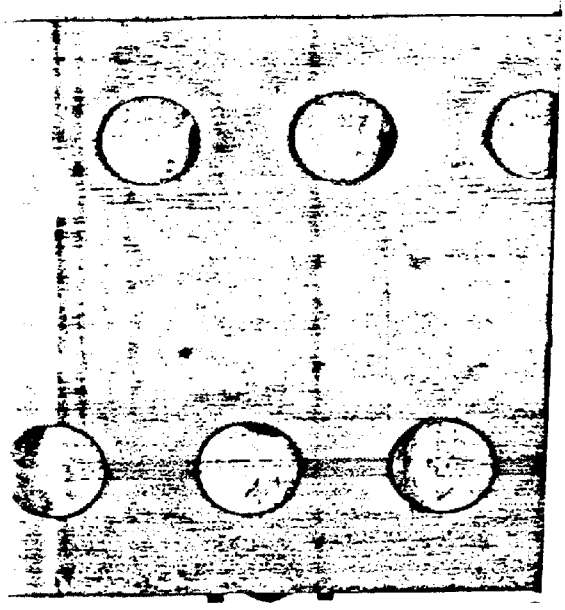
RECEIVED OF _____

FOR _____

RBOOK 10006 PG 106

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 42000.00
CON TX 155.40
PRFEE 1.00
WDEED 8.00
TOTAL 164.40
CHECK 164.40

04/08/96 01 08:55 0001 7152

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0168241
IDENTIF. ↑ REFERENCE

96 APR -8 AM 8:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1025140