ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Ms. Kim Rounion, Trustee (NAME)	Same (NAME)	
2304 Scott Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	72-11-497 & 72-11-210
Nashville, TN 37206 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

BOOK 10012 PG 473

WARRANTY DEED

For and in consideration of the sum of

Ten and No/100---------- DOLLARS cash and other good and valuable consideration paid by Kim Rounion, Trustee with full power to sell and convey, receipt of which is hereby acknowledged, we, Richard S. Olson and wife, Linda A. Olson,

96 APR 11 AM 11:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. → REFERENCE 0170251

have bargained and sold, and by these presents do transfer and convey unto the said Kim Rounion, Trustee with full power to sell and convey

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

1426 A Litton Avenue

Land in Davidson County, Tennessee, being Lot No. 3B on the Plan of Zone Lot Division of Lots 1 & 3 of the Resubdivision of Lots 1 & 3 of W.J. Myers Subdivision, of record in Book 5800, page 392, as amended in Book 6200, page 126, Register's Office for Davidson County, Tennessee.

Said Lot No. 3B fronts 28.57 feet on the southerly margin of Litton Avenue and extends back 121.48 feet on the easterly line which is a broken line and 127.08 feet on the westerly line to a dead line in the rear, measuring 32.67 feet thereon.

Being the same property conveyed to Richard S. Olson and wife, Linda A. Olson by deed from the Secretary of HUD of record in Book 7789, page 478, Register's Office for Davidson County, Tennessee.

1426 B Litton Avenue

Land in Davidson County, Tennessee, being Lot No. 3A on the plan of Zone Lot Division of Lots 1 & 3 of the Resubdivision of Lots 1 & 3 of W. J. Myers Subdivision, of record in Book 5800, page 392, Register's Office for Davidson County, Tennessee.

Said Lot No. 3A, which is a corner lot, fronts 5.95 feet on the southerly margin of Litton Avenue and fronts 96.90 feet on the westerly margin of an alley, said frontages being joined by a curve having a length of 28.73 feet, and extends back 121.46 feet on the westerly line and 45.83 feet on the southerly line to a point of intersection.

Being the same property conveyed to Richard S. Olson and wife, Linda A. Olson, by deed from Secretary of HUD of record in Book 7781, page 515, Register's Office for Davidson County, Tennessee

unimproved ( )

This is improved ( ) property, known as 1426 A & B Litton Avenue (House Number) (Street)

Nashville, TN (P.O. Address) (City or Town) 37206 (Zip Code)

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.

Whenever 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 hands this 13 day of February, 1996.

Richard S Olson by Thomas E McNeil Attyinfact
Richard S. Olson

Linda A. Olson by Thomas E McNeil Attyinfact
Linda A. Olson

Richard S Olson by Thomas E McNeil Attyinfact
Linda A Olson by Thomas E McNeil Attyinfact

BOOK 10012 PG 474

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Robert John Noyes III, a Notary Public in and for said County and State, the within named Richard S. Olson and wife, Linda A. Olson by Thomas McNeil, As Attorney in Fact

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that Thomas McNeil, As Attorney in Fact executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13 day of February, 1996.

My commission expires Jan 24, 1998 Notary Public _____

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

Commission expires _____ Notary Public _____

9317 04/11 0101 03CHECK 175.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $45,000.00
This is equal to or greater than the property would bring at a fall and voluntary sale.

Kim Rawlison
Kim Rawlison

Sworn to and subscribed before me
this 13th day of February, 1996.
My commission expires Jan 24, 1998 Notary Public _____

This instrument was prepared by:

Amqui Title And Escrow Company, Inc. 405 Two Mile Pike Goodlettsville, Tn. 37072
Name Address

WARRANTY DEED | FROM | TO

96020219.HUD



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

RECEIVED OF _____

FOR _____

BOOK 10012 PG 475

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 45000.00
CON TX 166.50
PRFEE 1.00
WDEED 8.00
TOTAL 175.50
CHECK 175.50

04/11/96 01 11:33 0001 9317

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0170251
IDENTIF. ↑ REFERENCE

96 APR 11 AM 11:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1027292