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

BOOK 10200 PG 253

**WARRANTY DEED**

| Address new owner as: | Send tax bills to: | Map-Parcel |
|---|---|---|
| J. F. Collier Roofing Co. | Same | Map 60-08 |
| 1523 Jones Avenue | | Par. 26 & 27 |
| Nashville, Tennessee 37207 | | |

**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, I, Louise B. Hamblin, unmarried, have this day bargained and sold, and do hereby transfer and convey to the said J. F. Collier Roofing Company, Incorporated, (the "Grantee") its successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

**TRACT 1:**

Being part of Lot No. 3 on the plan of E. A. Lindsley's Subdivision on Dickerson Road, as of record in Book 547, page 144, Register's Office for said County, described according to a survey made by Z. J. Wilkinson, Surveyor, May, 1960, as follows:

Tract 1: Beginning on the northerly margin of Ben Allen Road, south 82 deg. 26' west 203.6 feet from the southwest corner of the property conveyed to The New Zion Missionary Baptist Church by deed from Sophie Bonnenfield, Trustee, etal, of record in Book 2408, page 357, said Register's Office; thence north 13 deg. 16' east 230.6 feet to an iron pin; thence north 84 deg. 41' west 100 feet to an iron pin; thence south 12 deg. west 252.5 feet to the northerly margin of Ben Allen Road; thence with the same, north 82 deg. 26' east 100 feet to the beginning. (Tract 2 see below).

Tract 2: Beginning at a point, said point being north 84 deg. 41' west 260 feet from the northwest corner of the property conveyed to The New Zion Missionary Baptist Church by deed from Sophie Bonnenfield, Trustee, et.al, of record in Book 2488, page 357, said Register's Office, said point also being north 12 deg. 00' east 252.5 feet from the northerly margin of Ben Allen Road; thence north 84 deg. 41' west 25 feet to an iron pin; thence southerly 60 feet to an iron pin; thence easterly 25 feet to an iron pin; thence north 12 deg. 00' east 60 feet to the beginning.

Being the same property conveyed to Louise Hamblin, by deed from Sophie Bonnenfield, Trustee and individually, Helen Bonnenfield, Daisy Bonnenfield and Sadie Bonnenfield, of record in Book 3072, page 443, Register's Office, Davidson County, Tennessee.

**TRACT 2:**

Land in Davidson county, Tennessee, being part of Lot No. 3 on the map of E. A. Lindsley's Subdivision, as of record in Book 547, page 144, Register's Office for said County, described as follows:

Beginning at an iron pin in the northerly margin of Ben Allen Road at the southeast corner of part of Lot No. 3 conveyed to Louise Hamblin by deed in Book 3072, page 443, said Register's Office; thence with her east line, North 13 deg. 16' East 230.6 feet to an iron pin; thence along the line of Lots No 3 and 4, South 84 deg. 41' East 85 feet more or less; thence southerly 205 feet, more or less, to the northerly margin of Ben Allen Road; thence with said Road, South 82 deg. 26' West 103 feet more or less to the point of beginning.

Being the same property conveyed to Burnice T. Hamblin and wife, Louise B. Hamblin, by deed from Mrs. Glayds Crawford, of record in Book 3671, page 398, Register's Office, Davidson County, Tennessee, the said, Burnice T. Hamblin having since died.

This is improved property known as 105 Ben Allen Road, Nashville, Tennessee.



**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging to the said grantee, its successors and assigns, forever.

And I, Louise B. Hamblin, do covenant with the said grantee, that I am lawfully seized and possessed of said land in fee simple; that I have a good right to convey it, and that the same is unencumbered, except as above stated and real property taxes for the year 1996 which have been prorated and assumed by the grantee.

And I, Louise B. Hamblin, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said grantee, its successors and assigns against the lawful claims of all persons whomsoever.

**WITNESS** my hand this 23rd day of September, 1996.

Louise B. Hamblin
LOUISE B. HAMBLIN

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Louise B. Hamblin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of September, 1996.

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires NOV. 27, 1999

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value whichever is greater, for this transfer is ~~0~~ 115,000.00

Jerry L. Collier
AFFIANT

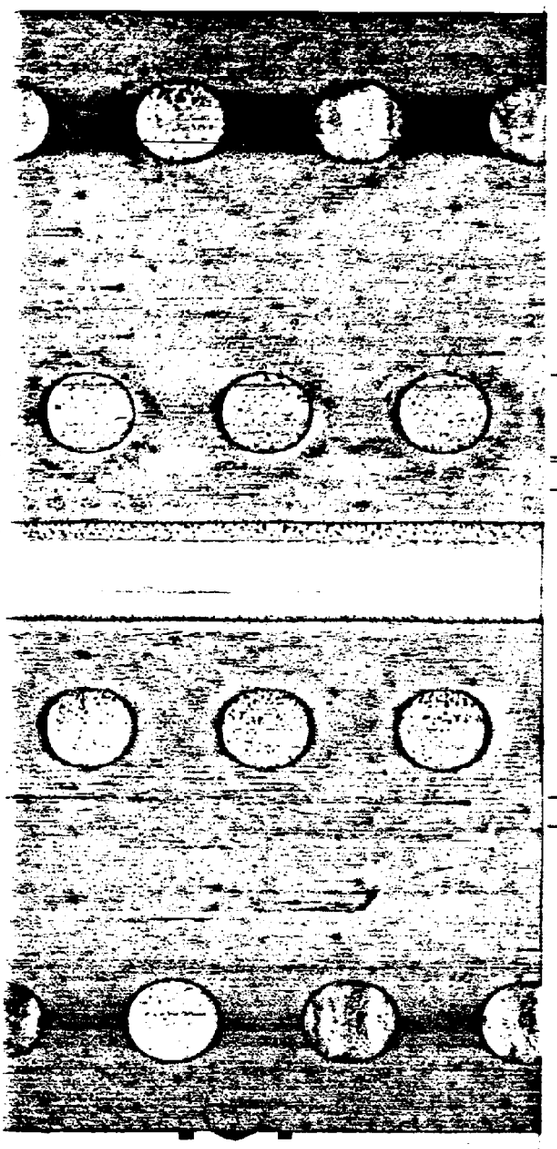
Subscribed and sworn to before me, this 23rd day of September, 1996.

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires NOV. 27, 1999

0228380
IDENTIF. ↑ REFERENCE
PICK-UP
96 SEP 24 AM 9:02
ELLIOTT WILSON II REGISTER
DAVIDSON COUNTY, TN.
1843 09/24/0101 03CHECK 434.50



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

RECEIVED OF _____

FOR _____

BOOK 10200 PG 255

| | | |
|---|---|---|
| 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 115000.00 |
| | | | | CON TX 425.50 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 434.50 |
| | | | | CHECK 434.50 |
| 09/24/96 | | 01 | | 09:04 0001 1843 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0228380 IDENTIF. # REFERENCE

96 SEP 24 AM 9:02

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1034251