THIS INSTRUMENT PREPARED BY:
GIBSON & GREGORY
Suite 600, Noel Place
200 Fourth Avenue North
Nashville, Tennessee 37201

BOOK 10486 PG 165

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Barry Wade Rolin
Affiant

Subscribed and sworn to before me this 6 day of June, 1997.

Notary Public

My Commission Expires: 9/18/97

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Barry Wade Rolin 101 East Court Goodlettsville, TN 37072	New Owner	Map 26-1 Parcel 124

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid by the herein named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, ANITA GAY DUNNING, UNMARRIED, hereinafter "GRANTOR", has bargained and sold, and by these presents does hereby transfer and convey unto BARRY WADE ROLIN, UNMARRIED, hereinafter "GRANTEE", his heirs, representatives and assigns forever, that certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit "A" attached hereto and incorporated herein by reference.

This is IMPROVED property located at 101 East Court, Goodlettsville, Tennessee.

This conveyance is made subject to real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

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, representatives and assigns forever.

And GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as set forth above.

GRANTOR does further covenant and binds herself, her successors and assigns to warrant and forever defend the title to the said land to the said GRANTEE, his heirs, representatives and assigns, against the lawful claims by and through the GRANTOR, but not further.

WITNESS my hand on this the 6th day of June, 1997.

Anita Gay Dunning

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Anita Gay Dunning, unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained. Witness my hand and official seal this 6th day of June, 1997.

Notary Public

My Commission Expires: 9/18/99

0828 06/09 0101 03CHECK 568-00

EXHIBIT "A"

Land in Davidson County, Tennessee, in the City of Goodlettsville and being part of Lots 32, 33 and 34 of Block "G" of the Roscoe Place Subdivision as of record in Book 843, page 73, Register's Office Davidson County, Tennessee, described as follows:

Beginning at the center of a utility pole located in the East right-of-way of Hudson Avenue, and in the South right-of-way of East Street at the point of their intersection running with the South right-of-way of East Street, N. 50 deg. 45' E. 82.6 feet to a stake in the South right-of-way of East Street corner of Elizer; thence with and cornering with Elizer for the next 2 calls: S. 40 deg. 45' E. 125.0 feet to a stake; thence S. 40 deg. 45' W. 82.6 feet to a stake in the East right-of-way of Hudson Avenue; thence with the East right-of-way of Hudson Avenue, N. 40 deg. 45' W. 125.0 feet to the beginning.

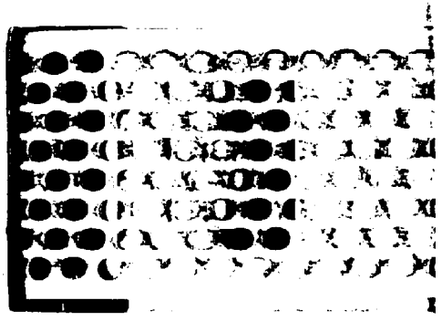
Being the same property conveyed to Donald R. Dunning and wife, Anita G. Dunning by deed from Giog Sing T. Po and wife, Divina Tan Po of record in Book 9701, page 313, Register's Office for Davidson County, Tennessee. The said Donald R. Dunning having since died.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

0313921
IDENTIF. + REFERENCE

97 JUN -9 PM 2:16
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

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



RECEIVED OF _____

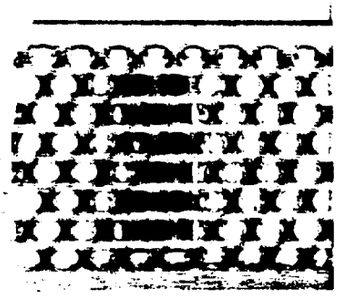
FOR _____

BOOK 10486 PG 168

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	
				150000.00
			CON TX	555.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	568.00
			CHECK	568.00
06/09/97	01	14:18	0001	0828

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0313921
IDENTIF. ↑ REFERENCE

97 JUN -9 PM 2:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1160740