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This instrument was prepared by Suzan E. Roth, Esq. of Scoggins & Goodman, P.C., 2800 Marquis One Tower, 245 Peachtree Center Avenue, N.E., Atlanta, Georgia 30303-1227.

GENERAL WARRANTY DEED

NAME & ADDRESS OF PROPERTY OWNER:
John A. Roth and Alene B. Roth
611 Linden Square
Nashville, Tennessee 37215

040300 3

98 FEB 20 PM 1:58

PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES:
Paragon Mills Loan Company
3922 Nolensville Pike
Nashville, Tennessee 37211

ADDRESS OF PROPERTY:
3922 Nolensville Pike
Nashville, Tennessee 37211

GRANTEE: **JOHN A. ROTH and ALENE B. ROTH**, husband and wife, as to a fifty percent (50%) undivided interest

FOR A VALUABLE CONSIDERATION, this day in hand paid, the receipt of which is hereby acknowledged, PATRICIA S. COLLINS, as **GRANTOR**, has bargained and sold and does hereby sell, transfer and convey unto the **GRANTEE**, their successors and assigns forever, a fifty percent (50%) undivided interest in that certain parcel or tract of land, together with any and all improvements thereon, in the 6th Civil District of Davidson County, Tennessee and having Map Parcel No. 133-15/80, described as follows, to wit:

See Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTOR**, its successors and assigns, forever, and **GRANTOR** does covenant with the said **GRANTEE** that **GRANTOR** is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and **GRANTOR** does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land against the lawful claims of all persons claiming by, through or under **GRANTOR**; provided, however, this conveyance is made subject to those matters set forth on Exhibit "B" attached hereto and made a part hereof. 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.

[Signatures on next page]

Witness my hand and seal as of this 19th day of February, 1998.

Patricia S. Collins

PATRICIA S. COLLINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Kathy Morrison, a Notary Public in and for said County and State, Patricia S. Collins, the within named bargainor, which whom I am presently 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 seal, at office, on this the 19th day of February, 1998.

Kathy Morrison

Notary Public
My Commission Expires: My Commission Expires SEPT. 26, 1998



STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Pursuant to Tennessee Code Annotated Section 67.4.409(a)(6)(A), the undersigned being the Grantee, the Grantee's agent or a trustee acting for the Grantee, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater is $126,800.00.

John A. Ford

Sworn and subscribed to before me as of the 19th day of February, 1998.

Kathy Morrison

Notary Public
My Commission Expires SEPT. 26, 1998



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EXHIBIT "A"

Legal Description

Land in the 6th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the easterly margin of Nolensville Road, said point being the northwesterly corner of a tract conveyed to Daniel Fitzpatrick and wife, by deed from L. E. Fitzgerald, Trustee, of record in Book 3618, page 553, said Register's Office; thence with the margin of Nolensville Road, northwardly 60 feet to a point; thence North 50 deg. 57' East 194.25 feet to a point; thence South 41 deg. 40' East 60 feet to a point, Fitzpatrick's northeast corner; thence with Fitzpatrick's line, South 50 deg. 57' West 200 feet to the beginning.

BEING the same property conveyed to Patricia S. Collins, by Deed of Record in Book 10127, page 559, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

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Encumbrances

1. Taxes for 1998 and subsequent years.

2. Perpetual Easement for Highway Purposes recorded in Book 4015, Page 520, Register's Office of Davidson County, Tennessee.

3. Deed of Trust given to J. Phillip Jones, Trustee, recorded in Book 10127, Page 563, aforesaid records.

5885 02/20 0101 03CHECK 470.16

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

RECEIVED OF _____

FOR _____

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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

CANT	
	126800.00
CON TX	465.16
PRFEE	1.00
MIFEE	20.00
TOTAL	490.16
CHECK	490.16

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 5685

0403003
IDENTIF. & REFERENCE
98 FEB 20 PM 1:58
DAVIDSON COUNTY, TN

No. 1256378