BOOK 11090 PAGE 510

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

MAIL ENV.

98 SEP -1 AM 8:39
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

RECEIVED FOR REFERENCE
04819 44

ADDRESS NEW OWNER:
Roy R. Ferrell, et ux
171 Jacksonian Drive
Hermitage, TN 37076

MORTGAGEE:

SEND TAX BILLS:
NEW OWNER

MAP-PARCEL:
Map 74-8
Parcel 16.00
Field Book: 4D-31390

4454 09/01 0101 03CHECK 288.50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Mitchell Rollins, Unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Roy R. Ferrell and wife, Georgia Ruth Ferrell,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 805, Hermitage Hills Section Seven, as of record in Book 3300, pages 62 & 63, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Mitchell Rollins, by deed from Douglas E. Merritt and wife, Sherri L. Merritt, as of record in Book 8544, page 453, Register's Office for Davidson County, Tennessee.

This is improved property known as 171 Jacksonian Drive, Hermitage, TN 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 3399, page 446, as amended in Book 3404, page 165, Register's Office for Davidson County, Tennessee, and easements and covenants and conditions as shown on the Plan of record in Book 3300, pages 62 and 63, all of record in Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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. Wherever 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 28th day of August, 1998.

Mitchell Rollins
MITCHELL ROLLINS

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mitchell Rollins, Unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 28th day of August, 1998.

Michele M. Cooper
NOTARY PUBLIC

MICHELE M. COOPER NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: March 22, 2001

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is **$75,000.00.**

Roy R Fennell
AFFIANT

Subscribed and sworn to before me
this 28th day of August, 1998.

Michele M. Cooper
NOTARY PUBLIC

MICHELE M. COOPER NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: March 22, 2001

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

RECEIVED OF _____

FOR _____

BOOK 11090 PAGE 512

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	75000.00
			CON TX	277.50
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	288.50
			CHECK	288.50
09/01/98	01	08:40	0001	4454

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04819444
IDENTIF. & REFERENCE

98 SEP -1 AM 8:39

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 133990E