BOOK 11134 PAGE 384

FILE BOX 45

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September 19 98

Notary Public

MY COMMISSION EXPIRES 3/24/01

(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| James L. Rollins (NAME) | James A. Tidwell (NAME) | MAP 82-9 |
| 1401 Fourth Avenue North (ADDRESS) | 63 Ashington Lane (ADDRESS) | PARCEL 94 |
| Nashville, TN 37208 (CITY) (STATE) (ZIP) | Brentwood, TN 37027 (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James R. Greer, Administrator of the Estate of Ollie Joseph Petre, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. Rollins, unmarried

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:

BEING part of Lot No. 59, on the Plan of D. T. McGavock's First Addition to Nashville, of record in Book 10, Pages 606, 607, and 608, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at the Northwest corner of 4th Avenue North, formerly Cherry Street, and Taylor Street, thence with the Westerly margin of said Avenue Northwardly 116.9 feet to the Southeast corner of Lot 60; thence with the line between Lots 59 and 60 Westwardly 170 feet, more or less to the Easterly margin of an alley; thence with the Easterly margin of said alley Southwardly 35 feet, more or less, to the Northwest corner of the property conveyed to Mrs. Lula L. McAdams by deed from Robert Arthur Frazier and wife of record in Book 519, Page 43, Register's Office for said County; thence with her North line Eastwardly 45 feet to her Northeast corner; thence with the East line Southwardly 81-2/3 feet to the Northerly margin of Taylor Street; thence with the Northerly margin of said Street Eastwardly 125 feet, more or less, to the beginning.

BEING the same property conveyed to Ollie J. Petre, Jr. by deed from Isa T. Petre, of record in Book 4659, Page 845, Register's Office for said County. The said Ollie J. Petre, Jr. now deceased.

Metro Letter of record in Book 10973, Page 537, Register's Office said County.

unimproved ( )
This is improved ( X ) property, known as 1401 Fourth Avenue North, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 29th day of September 19 98

James R. Greer, Administrator

7473 09/30 0101 03CHECK 221.90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James R. Greer, Administrator of the Estate of Ollie Joseph Petre, Jr.

the bargainor ____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of September, 19 98.

Commission expires 3/24/01

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19____.

My commission expires _____

_____
Notary Public

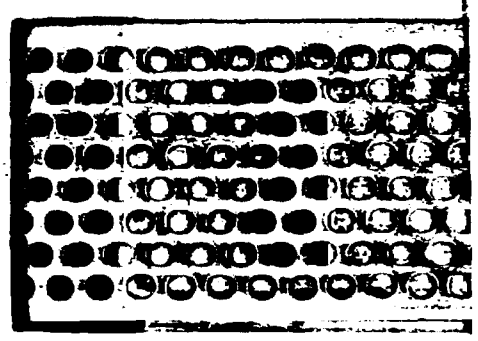
PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

0494170

IDENTIF. ✦ REFERENCE

98 SEP 30 PM 3:12

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11134 PAGE 386

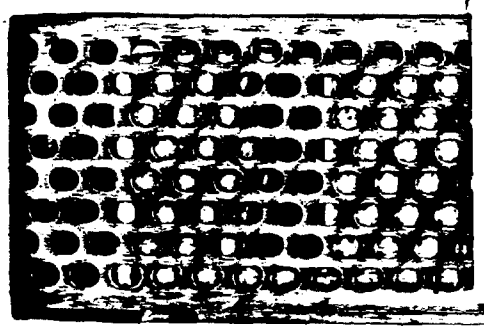
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 57000.00
CON TX 210.90
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 221.90
CHECK 221.90

09/30/98 01 15:14 0001 7473

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04941.70
IDENTIF. # REFERENCE

98 SEP 30 PM 3:12

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

**No.** 1352780