Mail BOOK 11155 PAGE 801

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
John M. Carter 421 Moss Trail Goodlettsville, TN 37072	Same as New Owner	Map 25-4 Parcel 19 Field Book GO 15554

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JAMES LEE ROLLINS, a single man, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto JOHN M. CARTER, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT 1:

LAND in the City of Goodlettsville, Davidson County, Tennessee, described according to a survey by Ragan-Smith & Associates, Inc., as follows:

Beginning at an iron pin in the northerly margin of Cedar Street; thence with the northerly margin of said street, around a curve having a radius of 675.03 feet, a distance of 52.89 feet in a westerly direction to an iron pin; thence, North 6 deg. 08' 30" West 121.43 feet to an iron pin; thence, North 87 deg. 48' 15" East 50.12 feet to an iron pin; thence, South 6 deg. 08' 39" East 135.18 feet to the point of beginning.

TRACT 2:

Land in the City of Goodlettsville, Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the northerly margin of Cedar Street at the southwesterly corner of Tract 19 of the Johnson Construction Company property; thence, North 6 deg. 08' 39" West 121.43 feet to an iron pin; thence, South 87 deg. 48' 15" East 10 feet to a point; thence, South 6 deg. 08' 39" East 121.43 feet to a point in the northerly margin of Cedar Street; thence, with the margin of said street to the point of beginning.

BEING the same property conveyed to James Lee Rollins by Deed in Lieu of Foreclosure from Angela Harrell a/k/a Angela Lynn Harrell, a single woman, of record in Book 11082, page 50, Register's Office for Davidson County, Tennessee, and by Deeds of Correction from Anne Marjorie Foster, Lillie Mai Chism, Louis Phillip Lane, heirs of Margaret E. Bullard a/k/a Margaret Emma Lane Bullard who died, testate, on 9/7/95 and from Margaret Lovene Huff, individually and as Administratrix of the Estate of Margaret E. Bullard a/k/a Margaret Emma Lane Bullard, deceased, being recorded simultaneously herewith.

The mailing address for the said properties is 215 W. Cedar Street, Goodlettsville, Tennessee 37072.

The legal description, as hereinabove set forth is the same as that contained in the previous Deeds of Record.

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 and assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEE, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1998, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

And I, the GRANTOR , 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, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 7th day of October, 1998.

"GRANTOR" "GRANTEE"

JAMES LEE ROLLINS, a single man JOHN M. CARTER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES LEE ROLLINS, a single man, 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, at office, this the 7th day of October, 1998.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN M. CARTER, 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, at office, this the 7th day of October, 1998.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $24,000.00.

John Carter
Affiant

Sworn to and subscribed before me, this the 7th day of October, 1998.

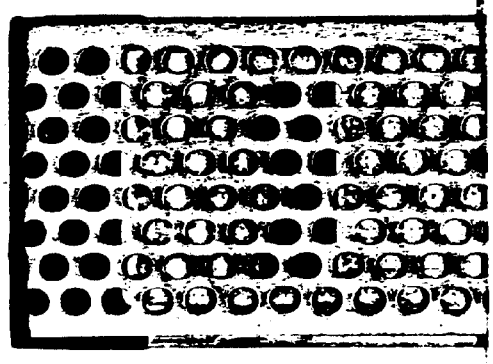
Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

0499738
IDENTIF. & REFERENCE

98 OCT 14 PM 1:36
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

3370 10/14 0101 03CHECK 103.80



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

RECEIVED OF _____

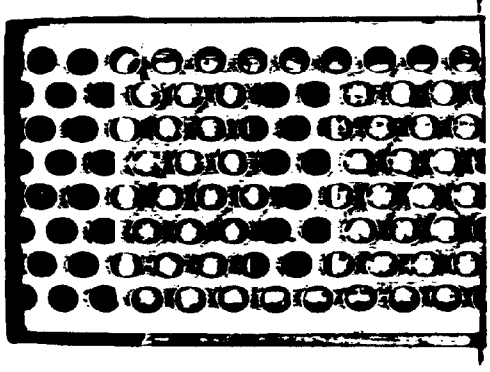
FOR _____ BOOK 11155 PAGE 804

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	24000.00
			CON TX	888.80
			ERR	CO
			CON TX	888.80-
			CON TX	88.80
			PRFEE	1.00
			MISC	12.00
			CFEE	2.00
			TOTAL	103.80
			CHECK	103.80

10/14/98 01 13:38 0001 3370

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0499738
IDENTIF. # REFERENCE

98 OCT 14 PM 1:36

BILL GARNER, REGISTER
DAVIDSON COUNTY, TN.

No. 1358604