PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Instr:20000621006185B Page: 1 OF 2
REC'D FOR REC 06/21/2000 3:06:36PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $360.75

W & I Ref: (sk) Title No: 41681
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Randy D. Wilkins Tracy D. Wilkins 900 Allen Road Nashville, TN 37214	Union Planters Bank, National Assoc. 2019 Richard Jones Rd., #300 Nashville, TN 37215

TAX MAP-PARCEL NUMBERS: 096-14-134

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 97,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas M. Roland, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Randy D. Wilkins and spouse, Tracy D. Wilkins,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 27 on the Plan of Happy Acres Subdivision of record in Plat Book 2331, page 63, Register's Office for said County.

SAID Lot No. 27, which is a corner lot, fronts 124.25 feet on the broken northerly margin of Allen Road and fronts 187.2 feet on the westerly margin of Colfax Road, said frontages being joined by a curve having a length of 39.04 feet, and extends back 178.2 feet on the westerly line and 164.8 feet on the broken northerly line.

BEING the same property conveyed to Thomas M. Roland, unmarried by deed from Peggy J. Watson, unmarried of record in Book 9362, page 934, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2331, Page 63, said Register's Office, which Plan shows a 30 foot minimum building setback line from Allen Road and 10 foot easement for public utility and drainage purposes along the northerly line(s) and a 2.5 x 20 foot utility anchor easement located on the southwesterly front corner of said lot and a 50 foot minimum building setback line fron Colfax Road.

This is improved property, known as: 900 Allen Road, Nashville, TN 37214

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of June, 2000.

Thomas M. Roland

State of Tennessee
County of Williamson

On this 19th day of June, 2000, before me the undersigned authority, personally appeared **Thomas M. Roland**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary Public

State of Tennessee
County of Williamson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 97,500.00

Affiant

Sworn and subscribed before me on the 19th day of June, 2000.

Notary Public

My Commission Expires: _____