THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Davidson County DEEDWARR
Recvd: 11/08/00 12:48 3pgs
Fees:15.00 Taxes:55.50
20001108-0111120

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Kathy L. Rollins 1384 Hwy. 25 Gallatin, TN 37066	Same as New Owner	Map 083 Group 090 Parcel 065

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, HEIRS AND BENEFICIARIES OF THE ESTATE OF WILLIE A. LEDBETTER, deceased, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto KATHY L. ROLLINS, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 7th, formerly the 18th, Ward of Davidson County, Tennessee, being Lot No. 8 of Block 2 on the Plan of D.H. Bailey's Subdivision of the Andrew Allison Home Place, as of record in Book 161, page 73, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 50 feet on the southerly side of Gartland Avenue and runs back between parallel lines with the westerly margin of North 14th Street, formerly Ordway Avenue, 160 feet to an alley.

Being the same property conveyed to Willie A. Ledbetter by deed from W. H. Bundy and wife, Jennie Long Bundy, dated November 21, 1951 and filed for record in Book 2028, page 379, Register's Office for Davidson County, Tennessee. The said Willie A. Ledbetter, a widow, died on December 12, 1975, predeceased by her husband, Shirley Ledbetter. The Last Will and Testament of Willie A. Ledbetter dated December 2, 1974 was admitted to probate on January 9, 1976 in the Probate Court for Davidson County, Tennessee in the matter of *In Re: Estate of Willie A. Ledbetter, Docket No. 62344*, and the said Last Will and Testament was filed for record in Will Book 115, page 517, in the office of the Probate Clerk for Davidson County, Tennessee. The estate has been fully administered and closed. Under the terms of her Will, Willie A. Ledbetter gave a life estate in the said property to her children, Billy G. Ledbetter, Mary Ledbetter Cusick, Shirley Ledbetter Brown, Edith Elise Wynne, Helen Ledbetter Underwood and Cooper Ledbetter with the provision that upon the death of the last child, the remainder of her property would become vested in her living grandchildren. Billy G. Ledbetter died on November 25, 1994, Mary Ledbetter Cusick died in January 1980, Shirley Ledbetter Brown died on May 8, 1998, Edith Elise Wynne died on December 22, 1997, Helen Ledbetter Underwood died on September 20, 1982 and Cooper Ledbetter died on November 30, 1993. Shirley Ledbetter Brown was the last to die on May 8, 1998. At the time of the death of Shirley Ledbetter Brown, the living grandchildren were James Underwood, Steve Underwood, Randy Brown, John Dillard, Patty Yorgesen, Mike Dillard, Jeff Dillard, Sandy Rice, Betty Ezell, Richard Wynne and Pamela Bess, all of whom are still living, and are now vested with ownership and title to the real property above described.

The said property is improved property located at 1314 Gartland Avenue, Nashville, TN 37206.

The property description, as hereinabove set forth, is the same as that shown in the previous Deed 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, her heirs and assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEE, that we are 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. Real Property Taxes for the taxable year 1997, 1998, 1999 and 2000, which will be paid in full by the GRANTEE, without proration.

2. Notice of codes violations relating to the building structure(s) located on the said property, which will be fully assumed by the GRANTEE, it being understood that the GRANTEE accepts the said real property, together with the improvements thereon and the appurtenances thereto in an "as is" condition.

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Pamela Bess executes this Deed for and on behalf of James Underwood, Steve Underwood, Randy Brown, John Dillard, Patty Yorgesen, Mike Dillard, Jeff Dillard, Sandy Rice, Betty Ezell and Richard Wynne under Powers of Attorney recorded simultaneously herewith.

WITNESS our hands on the day and date acknowledged below. The date of the last acknowledgment being the effective date of this Deed.

"GRANTORS"

James Underwood
by Pamela Bess atty-in-fact
JAMES UNDERWOOD
By: Pamela Bess, Attorney-in-fact

Steve Underwood
by Pamela Bess atty-in-fact
STEVE UNDERWOOD
By: Pamela Bess, Attorney-in fact

Randy Brown
by Pamela Bess atty-in-fact
RANDY BROWN
By: Pamela Bess, Attorney-in-fact

John Dillard
by Pamela Bess atty-in-fact
JOHN DILLARD
By: Pamela Bess, Attorney-in fact

Patty Yorgeson
by Pamela Bess atty-in-fact
PATTY YORGESEN
By: Pamela Bess, Attorney-in-fact

Mike Dillard
by Pamela Bess atty-in-fact
MIKE DILLARD
By: Pamela Bess, Attorney-in fact

Jeff Dillard
by Pamela Bess atty-in-fact
JEFF DILLARD
By: Pamela Bess, Attorney-in-fact

Sandy Rice
by Pamela Bess atty-in-fact
SANDY RICE
By: Pamela Bess, Attorney-in fact

Betty Ezell
by Pamela Bess atty-in-fact
BETTY EZELL
By: Pamela Bess, Attorney-in-fact

Richard Wynne [redacted] PB
by Pamela Bess atty-in-fact
RICHARD WYNNE
By: Pamela Bess, Attorney-in fact

Pamela Bess
PAMELA BESS

"GRANTEE"

Kathy L. Rollins
KATHY L. ROLLINS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAMELA BEST, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 7 th day of November, 2000.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expiers July 30, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHY L. ROLLINS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 7 th day of November, 2000.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY
My Comm. Expiers July 30, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 7th day of November, 2000, before me, personally appeared PAMELA BESS, to me known to be the person who executed the foregoing instrument on behalf of James Underwood, Steve Underwood, Randy Brown, John Dillard, Patty Yorgesen, Mike Dillard, Jeff Dillard, Sandy Rice, Betty Ezell and Richard Wynne, and acknowledged that she executed the same as the free act and deed of the said James Underwood, Steve Underwood, Randy Brown, John Dillard, Patty Yorgesen, Mike Dillard, Jeff Dillard, Sandy Rice, Betty Ezell and Richard Wynne.

WITNESS my hand and official seal this the 7 th day of November, 2000.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expiers July 30, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $15,000.00

Kathy L. Rollins
Affiant

Sworn to and subscribed before me, this the 7 th day of November, 2000.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expiers July 30, 2001