BOX #14A
G#13853-2

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/28/00 08:16 2pgs
Fees:11.00 Taxes:440.30

20001128-0116341

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF November, 2000

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: 05/27/2001
(AFFIX SEAL)

I. DYKE TATUM NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TENNESSEE 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL DAMIAN ROHLING (NAME)	"NEW OWNERS" (NAME)	MAP 104-06-0
3317 Orleans Drive (ADDRESS)	(ADDRESS)	PARCEL 158.00
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	FB #26W-06550

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, REUBEN M. SMITH AND WIFE, S. JANE SMITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL DAMIAN ROHLING AND TERESA L. DUGGER, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP**

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 the North part of the East part of Lot No. 117 on the Plan of Bransford Realty Company's West End Heights Addition, as of record in Book 332, Pages 124 and 125, Register's Office for Davidson County, Tennessee, described as follows:

SAID part of Lot fronts 50 feet on the southerly side of Orleans Drive and runs back between lines 135 feet to a dead line in the rear on which it measures 42.7 feet.

BEING the same property conveyed to Reuben M. Smith Associates, Inc., by Deed from Kenneth G. Mitchell, unmarried, of record in Book 6992, Page 475, Register's Office for Williamson County, Tennessee. And further conveyed to Reuben M. Smith and S. Jane Smith by Quitclaim Deed from Reuben M. Smith Associates, Inc., a Tennessee corporation, of record in Book 8995, Page 625, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; Driveway Easement of record in Book 9533, Page 894, said Register's Office; and taxes for the current year which have been prorated and paid by the GRANTORS herein.

unimproved ( )
This is improved (X) property, known as 3317 Orleans Drive, Nashville, TN 37212
(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 our hand s this 22nd day of November, 2000

REUBEN M. SMITH

S. JANE SMITH

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 REUBEN M. SMITH AND WIFE, S. JANE SMITH

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 9th day of November, 2000.

Commission expires May 27, 2001

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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, a _____, 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 _____, 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 _____.

My commission expires _____

_____
Notary Public