STATE OF TENNESSEE

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

27th DAY OF July, 2001

Notary Public

MY COMMISSION EXPIRES

Davidson County DEEDWARR
Recvd: 08/09/01 14:25 3pgs
Fees:18.00 Taxes:209.05
20010809-0085948

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Richard A. Rollins, a married man and Charles L. LaRue, Jr., a married man	SAME	43-16-53
(NAME)	(NAME)	
1200 East Old Hickory Blvd	(STREET ADDRESS)	
(STREET ADDRESS OR ROUTE NUMBER)		
Madison, TN 37115	(CITY)(STATE) (ZIP)	
(CITY) (STATE) (P.O. ZIP)		

FOR AND IN 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, Ann Sutton Matthews and Dawn Marie Lovall, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard A. Rollins, a married man and Charles L. LaRue, Jr., a married man, 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:

SEE ATTACHED EXHIBIT "A" INCORPORATED NY REERENCE HERein

Subject to any and all plats, easements, restrictions, and other matters of record.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 1124 E. Old Hickory Blvd., Madison, TN 37115.

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. Whenever 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/our hand(s) this 27th day of July, 2001.

Ann Sutton Matthews by Joey Seal, Attorney-in-Fact

Dawn Maire Brownfield A.K.A.

Dawn Marie Lovall by Joey Seals, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Joey Seals, attorney-in-fact for Ann Sutton Matthews and Dawn Marie Lovall, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of July, 2001.

My Commission Expires: 10/26/04

Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot Nos. 31, 32 and 33 of Block "A" on the Map of Anderson Subdivision on Old Hickory Boulevard, as of record in Book 974, pages 36 and 37, Register's Office for said County.

Said Lots Nos. 31, 32 and 33 font together 75 feet on the southerly side of Old Hickory Boulevard and run back 138.4 feet on the easterly line and 136.8 feet on the westerly line to a dead line, measuring 75 feet thereon.

Being the same property conveyed to Robert L. Brown and wife, Alice G. Brown by Quitclaim deed of record in Book 10347, page 297, Register's Office for Davidson County, Tennessee.

Being Lot Nos. 28, 29 and 30 in Block "A" of Anderson Subdivision of Old Hickory Blvd., a map of which is of Record in Book 974, page 36 and 37 R.O.D.C., Tennessee.

Said Lots front together 75 feet on the South side of Old Hickory Blvd. and run back between parallel lines 136.8 feet on the East line of Lot No. 30 and 135.2 feet on the West side of Lot No. 28 to a dead line.

Being the same property conveyed to Robert L. Brown and wife, Alice G. Brown, of record in Book 10347, page 295, Register's Office for Sumner County, Tennessee.

Alice G. Brown having since died, vesting sole ownership in Robert L. Brown as surviving tenant by the entirety. The said Robert L. Brown, having since died and pursuant to the terms of his Last Will and Testament of record in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division No. 01P-746, having devised said property to Ann Sutton Matthew and Dawn Marie Lovall.

The signatures of Ann Sutton Matthews and Dawn Marie Lovall are signed by their appointed Attorney-in-fact Joey Seals, pursuant to the Power of Attorney recorded [illegible], in Instrument # 20010809-0085946, Register's Office for Davidson County, Tennessee. & 20010809-0085947