Davidson County DEEDWARR
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Fees:22.00 Taxes:0.00
20011207-0135300

THIS INSTRUMENT PREPARED BY: Jeffrey Mobley GULLETT, SANFORD, ROBINSON & MARTIN, PLLC Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(A).**

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Joan C. Rollins 913 Fireside Court Brentwood, TN 37027	Same	160-16-16

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Edward S. Rollins, hereinafter called the Grantor, for the purpose of terminating a tenancy by the entirety between the Grantor and the Grantor's spouse, Joan C. Rollins, pursuant to T.C.A. §66-1-110, and thereby vesting fee simple title in the subject property in the Grantor's spouse, Joan C. Rollins, has bargained and sold, and by these presents does transfer and convey unto Joan C. Rollins, hereinafter called the Grantee, and the Grantee's heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. 2001 State and County taxes, a lien not yet due and payable, which have been assumed by the Grantee.

2. Restrictive covenants contained in instrument of record in Book 5409, Page 485; Book 5479, Page 422; Book 5802, Page 577 and Book 6140, Page 75, Register's Office for said County.

3. Any matters of record.

TO HAVE AND TO HOLD said tenancy-by-the-entirety interest herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tenancy-by-the-entirety interest in said land, has a good right to convey it, and the same is unencumbered, except for the rights of the Grantee and unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said interest to the said Grantee, the Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 28 day of November, 2001.

Edward S. Rollins

Edward S. Rollins

171571.1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edward S. Rollins, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of November, 2001.

JEFFREY MOBLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

171571.1

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 187 on the Plan of Hearthstone Subdivision, Phase 3, as of record in Book 5200, page 509, as amended in Book 6069, page 283, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

This conveyance is made subject to the Plan of record in Book 5200, page 509, and amended in Book 6069, page 283, said Register's Office, which shows an owner's certificate, a 30-foot minimum building setback line from Fireside Court and a 10-foot easement for public utility purposes and drainage along the front and rear line of said lot.

This conveyance is made subject to an easement for sanitary sewers as set out in Book 5512, page 169, said Register's Office.

Being the same property conveyed to Edward S. Rollins and wife, Joan C. Rollins, by deed from Fred M. Kjellgren and wife, Constance M. Kjellgren, of record in Book 7243, page 240, Register's Office for Davidson County, Tennessee.

This is improved property known as 913 Fireside Court, Brentwood, Davidson County, Tennessee 37027.