FILE #2003072

This instrument prepared by:
Kay B. Housch, Esq., BPR #010995
Kay B. Housch, P.C.
222 Second Ave. North, Suite 310
Nashville TN 37201

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Randall E. Rollins	(NAME) Same	Map 43 – 16
(STREET ADDRESS) 2061 Bon ST	(STREET ADDRES	Parcel 4
(CITY) (STATE) (ZIP) GREENBRIER TN 37073	(CITY (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **RICHARD A. ROLLINS, a married man,** has this day bargained and sold, and does hereby transfer and convey unto the said **RANDALL E. ROLLINS, an unmarried man,** the Grantee herein, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 7 on the plan of part of Tracts 6, 7, & 8 of Anderson Estates, plat of which is recorded in Book 1835, page 121, Register's Office of Davidson County Tennessee, to which plan reference is made for a more complete description.

INCLUDED in the above described Lot No. 7, but specifically EXCLUDED therefrom is that portion of said lot conveyed to the State of Tennessee by deed of record in Book 4068, page 596, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Richard A. Rollins, a married man, by deed of record in Instrument No. 20020409-0043305, and re-recorded in Instrument No. 20020530-0065524, Register's Office of Davidson County, Tennessee.

Crystal Lynn Rollins, wife of Richard A. Rollins, hereby joins in the execution of this deed for the purpose of conveying any marital rights, including homestead, that she may have in the property conveyed herein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $25,000.00.

Subscribed and sworn to before me this the 18 day of June, 2003.

Richard A. Rollins
Affiant

My Commission Expires NOV. 27, 2004
My commission expires: _____ (Affix Seal)

Elyth Childress
Notary Public

This is unimproved property known as Lot No. 7, Old Hickory Blvd., Madison, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

IN ADDITION, THE PROPERTY CONVEYED HEREIN IS EXPRESSLY SUBJECT TO THE FOLLOWING RESTRICTIONS AND CONDITIONS:

1) **For a period of fifty (50) years from the date of this deed, the land conveyed herein shall NOT be used for the following purposes: convenient store or drive-in market, sale of lottery tickets or play of any games of chance, sale of alcoholic beverages, sale of tobacco and tobacco products including cigarettes and cigarette papers, self-serve or coin-operated laundry, self-serve or coin-operated carwash, tanning salon or any operation of tanning beds. This restriction runs with the land conveyed herein and shall inure to the benefit of the Grantor and be binding upon the Grantee and his successors and assigns.**
2) **The land conveyed herein is subject to a right of repurchase in favor of the Grantor, in the event of the death of the Grantee, or if the Grantee receives a bona fide offer to purchase said**

Davidson County DEEDWARR
Recvd: 06/19/03 11:28 2pgs
Fees:13.00 Taxes:92.50

PICK-UP

20030619-0084782

to mortgage said land or receives a bona fide offer to purchase said land. The Grantor has the right, but not the obligation, to repurchase said land from the Grantee or Grantee's estate or heirs at law for a purchase price which is equal to the value of the property on the date of the event triggering the right of repurchase, less the value of the land as unimproved on that same date. This right of repurchase shall run with the land and be binding upon the Grantee, his heirs, successors and assigns until a release of said right of repurchase is signed by the Grantor, his heirs, successors or assigns, and recorded in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, 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 our hand this ____ day of June, 2003, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Richard A. Rollins
RICHARD A. ROLLINS

Crystal Lynn Rollins
CRYSTAL LYNN ROLLINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Richard A. Rollins and wife, Crystal Lynn Rollins,** the within named bargainors, 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 18th day of June 2003.

Notary Public
My Commission Expires: My Commission Expires NOV. 27, 2004

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Encumbrances:

2003 and subsequent years real property taxes are a lien, but not yet due and payable.

Subject to all matters shown on the plat of record in Book 1835, page 121, Register's Office of Davidson County, Tennessee.

Subject to lack of right of access to controlled access highway adjoining the land, said right of access having been conveyed to the State of Tennessee by deed of record in Book 4068, page 596, Register's Office of Davidson County, Tennessee.

Jun-18-03 10:08am From-
T-982 P.01/01 F-115