Davidson County DEEDWARR
Recvd: 08/22/03 14:28 2pgs
Fees:13.00 Taxes:577.20

20030822-0122443

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 7th day of August, 2003.

Notary Public

My Commission Expires: 6/15/05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Roger L. Rollins and Kristi Rollins
526 Rochelle Drive
Nashville, Tennessee 37220

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 146-16-129

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bertha S. Turner** hereinafter referred to as Grantors, hereby transfers and conveys to **Roger L. Rollins and wife, Kristi Rollins** hereinafter referred to as 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 Lot. No. 903 on the Plan of Brentwood Hall, Section 9, as of record in Book 2331, Page 92, Register's Office for said County, and more fully described in deed above set out.

Being the same property conveyed Don Oliver Turner, Jr. and wife, Bertha S. Turner by Warranty Deed from R.C. Adams and wife, Hazel Adams, of record in Book 2593, Page 401, Register's Office for Davidson County, Tennessee, dated September 10, 1956. Don Oliver Turner, Jr is now deceased.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 2331, Page 92, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument executed by Thomas H. Pritchett, et al, dated January 5, 1956, filed January 12, 1956 and of record in Book 2688, Page 489, Register's Office for Davidson County, Tennessee.

Ten foot easement for public utilities along the northerly line of premises, 80-foot building setback line from Rochelle Drive and conditions of owner's certificate, as shown on Plan in Book 2331, Page 92, Register's Office for Davidson County, Tennessee, the latter providing that no lot shall be subdivided or changed to produce less area until a system of answers is installed and approved, and not then if less area results than established by restrictions on property.

POA of record at Instrument No. 20030703-0092018, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 526 Rochelle Drive, Nashville, Tennessee 37220.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 7th day of August, 2003.

Bertha S. Turner by
Daniel Mark Turner, Sr. Atty. in Fact

Bertha S. Turner
By Daniel Mark Turner, Sr. Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel Mark Turner, Sr.with whom I am personally acquainted and who proved himself to be the attorney-in-fact for Bertha S. Turner and who, being authorized to do so, further acknowledged that he executed the foregoing instrument for the purposes therein contained by signing his name as the attorney-in-fact for Bertha S. Turner

Witness my hand and official seal this 7th day of August, 2003.

Notary Public

My Commission Expires: 11-22-05

NOTARY PUBLIC AT LARGE

09086-BW