WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/06/04 11:11 3pgs
Fees:18.00 Taxes:1128.50

20041006-0120400

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September 2004

Notary Public

MY COMMISSION EXPIRES: 9/4/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trey Rollins	NewOwner	MAP 171-3B
(NAME)	(NAME)	
416 Loudoan Place		PARCEL 22
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Yvonne Y. Clark, unmarried, and Carol Yvonne Lawson and husband, James Eric Lawson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Trey Rollins and wife, Kristin Rollins

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:

Being Lot No. 259 on the plan of Section 5-B, Fredericksburg, of record in Plat Book 7900, page 509, and Book 7900, page 953, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Yvonne Y. Clark and Carol Yvonne Lawson and husband, James Eric Lawson by deed from Yvonne Y. Clark of record in Instrument No. 20010709-0073001, and to Yvonne Y. Clark by deed of record in Instrument No. 20001208-0121029, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 7900, page 509, and Book 7900, page 953, said Register's Office.

Subject to restrictions of record in Book 8920, page 65; Book 9500, page 393; and Book 9860, page 840, said Register's Office.

Subject to By-Laws of record in Book 8920, page 45; Charter of record in Book 8920, page 40; Amenities Area in Book 9443, page 538, and Book 7900, page 807; and Deeds of Conveyance of record in book 9698, page 81, and Book 9698, page 124, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 416 Loudon Place, Brentwood, TN 37027
(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 30th day of September, 2004

Yvonne Y. Clark

James Eric Lawson

Carol Yvonne Lawson

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 Yvonne Y. Clark, unmarried, and Carol Yvonne Lawson and husband, James Eric Lawson

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 30th day of September 2004.

Commission expires 3-28-05

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, and corporation, 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 corporation, 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

LEGAL DESCRIPTION CONTINUATION

Subject to Storm Water Detention Agreement of record in Book 9771, page 545 and easements of record in Book 7993, page 269; and Book 7851, page 712, said Register's Office.

The legal description is the same as the previous deed of record.