3115
FAT

This Instrument prepared by:
William L. Rosenberg, Attorney
315 Deaderick Street, Suite 2055
Nashville, TN 37238

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Gayron C. Lytle 1900 Elm Hill Pike Nashville, TN 37210	SAME	106-03-0-016.00

Davidson County DEEDWARR
Recvd: 02/17/05 16:00 4 pgs
Fees:23.00 Taxes:3468.75

20050217-0018351

Warranty Deed

For and in Consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Rollins Associates, L.P., a Tennessee limited partnership

hereinafter called the **GRANTOR**, has bargained and sold, and by these presents does transfer and convey unto

Gayron C. Lytle

hereinafter called the **GRANTEE**, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

See Exhibit A attached hereto

This is improved property, known as 1325 Elm Hill Pike, Nashville, TN 37210

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever. The GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out on Exhibit B hereto. The GRANTOR further covenants and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the GRANTEE, his 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.

In witness whereof the GRANTOR has executed this instrument this 16th day of February, 2005.

Rollins Associates, L.P.,
a Tennessee limited partnership

By: Rollins Management Services, Inc.,
General Partner

By: Don D. Rollins
Don D. Rollins, President

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Dorothy S. Potts, Notary Public, Don D. Rollins, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

NOTARY PUBLIC AT LARGE

Witness my hand, at office, this 16th day of February, 2005.

Dorothy S. Potts
Notary Public

My commission expires: 9.22.07

My Commission Expires

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transaction is $937,500.00

Don D. Rollins
AFFIANT

NOTARY PUBLIC AT LARGE

Subscribed and sworn to before me this 16th day of February, 2005.

Dorothy S. Potts

My Commission Expires 9-22-07

EXHIBIT A

A TRACT OF LAND IN THE 3RD, FORMERLY THE 15TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 6 IN MRS. EMILY C. B. BAIRD'S UNRECORDED SUBDIVISION OF PARTS OF LOTS NOS. 4 AND 20 AND A PART OF THE DOWER TRACT OF THE EDWARD TRABUE LANDS, A PLAN OF WHICH IS OF RECORD IN MINUTE BOOK 1 PAGES 190 AND 191 OF THE UNITED STATES CIRCUIT COURT AT NASHVILLE, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE MARGIN OF THE STONES RIVER PIKE 36-31/100 POLES FROM THE NORTHEAST CORNER OF LOT NO. 4 OF THE EDWARD TRABUE LANDS AS OF RECORD IN THE UNITED STATES CIRCUIT COURT IN BOOK 1, PAGES 190 AND 191, TO WHICH REFERENCE IS HERE MADE; AND RUNNING THENCE SOUTH 5-1/2° EAST 22 POLES TO THE LINE OF THE RIGHT OF WAY OF THE TENNESSEE & PACIFIC RAILROAD CO.; AND RUNNING THENCE WESTWARDLY AND WITH SAID RIGHT OF WAY TO A STAKE IN THE MARGIN OF SAID RIGHT OF WAY; THENCE NORTH 5-1/2° WEST 17-1/2 POLES TO A POINT IN THE MARGIN OF SAID STONES RIVER PIKE; THENCE NORTH 83-1/4° EAST 16-41/100 POLES TO THE BEGINNING, AND CONTAINING TWO ACRES. SAID LOT FRONTS 16-41/100 POLES ON SAID STONES RIVER PIKE, AND RUNS BACK BETWEEN PARALLEL LINES TO THE LINE OF THE RIGHT OF WAY OF THE TENNESSEE & PACIFIC RAILROAD.

BEING THE SAME PROPERTY CONVEYED TO CLARK B. ROLLINS, JR., DAVID L. ROLLINS AND MARY ANN DEVOR BY DEED OF RECORD IN BOOK 2857, PAGE 449, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS PROPERTY IS KNOWN AS 1325 ELM HILL PIKE, NASHVILLE, TENNESSEE.

BEING A PART OF THE SAME PROPERTY CONVEYED TO R.D.R., L.P., A TENNESSEE LIMITED PARTNERSHIP BY QUITCLAIM DEED FROM C.B. ROLLINS, JR., MARY ANN DEVOR AND DAVID L. ROLLINS OF RECORD IN BOOK 9201, PAGE 85, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THE SAID R.D.R., L.P., A TENNESSEE LIMITED PARTNERSHIP HAVING MERGED INTO R.D.R., G.P., BY ARTICLES OF MERGER OF RECORD AS INSTRUMENT NO. 19991229-0308481, SAID REGISTER'S OFFICE; AND THE SAID R.D.R., G.P. HAVING MERGED INTO ROLLINS ASSOCIATES, L.P., A TENNESSEE LIMITED PARTNERSHIP BY ARTICLES OF MERGER OF RECORD AS INSTRUMENT NO. 20030415-0049989, SAID REGISTER'S OFFICE.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Taxes for the year 2005, not yet due and payable, and which are being prorated between the parties and assumed by the Grantee.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4878, page 201, Register's Office for Davidson County, Tennessee.

3. The property is being conveyed "as is", subject to all building restrictions and zoning ordinances.