Box B

Davidson County DEEDWARR
Recvd: 04/05/06 11:44 2 pgs
Fees:13.00 Taxes:2294.00

20060405-0039032

WARRANTY DEED

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES May 14, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ ~~615,000.00~~ 620,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF MARCH, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 06-01336 HOLLIS

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Benjamin Franklin Jacobs, IV and Stacie Michelle Hollis	Oxxford Mortgage, Inc.	MAP: 104
3601 Saratoga Drive	P.O. Box 986	GROUP: 14
Nashville, TN 37205	Newark, NJ 07184	PARCEL: 314.00

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ROBERT NORMAN ROLLINS, AND WIFE, ELENA ROLLINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

BENJAMIN FRANKLIN JACOBS, IV AND STACIE MICHELLE HOLLIS,
AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 3601 Saratoga Drive, Nashville, TN 37205

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, its successors and assigns, forever; and the Grantor does covenant with the 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, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 31ST day of March, 2006.

Robert Rollins by Elena Rollins, Attorney in Fact

Robert Rollins by Elena Rollins,
Attorney-in-Fact

Elena Rollins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 31ST day of March, 2006, before me personally appeared Elena Rollins to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Robert Rollins and acknowledged that she executed the same as the free act and deed of said Robert Rollins.
Witness my hand and official seal at Brentwood, Tennessee

Notary Public

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES May 14, 2008

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NOT. 24, BLOCK "A" ON THE PLAN OF BELLWOOD OF RECORD IN BOOK 547, PAGES 149 & 150, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM KAREN ALICE GLANTZ (ROLLINS) TO ROBERT NORMAN ROLLINS AS RECORDED ON THE 29TH DAY OF DECEMBER, 1998 IN BOOK 11271, PAGE 343 AND WARRANTY DEED FROM JOSEPH D. HARKINS, IV AND WIFE, LISA AYN HARKINS, FORMERLY LISA AYN GRABER TO ROBERT ROLLINS AND WIFE KAREN G. ROLLINS AS RECORDED ON THE 27TH DAY OF NOVEMBER, 1996 IN BOOK 10273, PAGE 466, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE..

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 547, page 149 and 150, said Register's Office, which Plan shows 25 foot minimum building set back line from Saratoga Drive; Sanitary Sewer Service Line Easement of record in Doc. No. 20060207-0015261, said Register's Office; Easement for driveway purposes of record in Doc. No. 20060330-0036105, said Register's Office

This instrument is being executed on behalf of Robert Rollins pursuant to a power of attorney executed by the same on March 26, 2006 and being filed for in Instrument # 20060405 0039031, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, Elena Rollins, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 31ST day of March, 2006.

Notary Public_____

My Commission Expires:_____

JIM R. VANDERPOOL
MY COMMISSION EXPIRES
NOTARY PUBLIC AT LARGE
MAY 14, 2009
WILLIAMSON COUNTY, TN