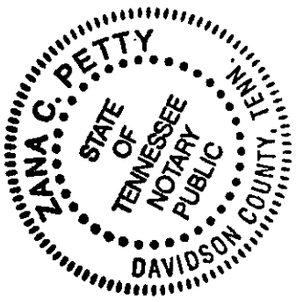
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 113,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2009.

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Lesa M. Rowsell	SunTrust Mortgage, Inc.	Parcel ID:
255 Bonnalynn Drive	401 Commerce Street, Suite 6100	#07513007700
Hermitage, TN 37076	Nashville, TN 37219	

FOR AND IN 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

James C. Rollins and wife, Marlene C. Rollins

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Lesa M. Rowsell, married and Paulettte H. Rowsell, married

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. 212 on the Plan of Hermitage Hills, Section 2, Revised, of record in Book 2900, page 112, Register's Office for Davidson County, Tennessee.

Said Lot No. 212 fronts 80 feet on the easterly margin of Bonnalynn Drive and extends back between parallel lines 150.0 feet.

Being the same property conveyed to James C. Rollins and wife, Marlene Carter Rollins, by Quitclaim Deed dated August 4, 1991, of record in Book 8417, page 842, said Register's Office.

This conveyance is subject to: (1) 2009 county taxes, which have been prorated at closing and assumed by the Grantees, and (2) all matters appearing on the plan of record in Book 2900, page 112, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 255 Bonnalynn Drive, Hermitage, TN 37076

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 hands this 1st day of April, 2009.

James C. Rollins

Marlene C. Rollins

BILL GARRETT, Davidson County
Trans:T20090023699 DEEDWARR
Recvd: 04/09/09 10:31 2 pgs
Fees:13.00 Taxes:419.95

20090409-0032387

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 James C. Rollins and Marlene C. Rollins, 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 this 1st day of April, 2009.

My Commission Expires: 11.22.10

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.