WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,900.00

Carol A. Clawson
Affiant

Subscribed and sworn to before me, this 27th DAY OF August, 2009.

Notary Public

P-PR-09-0400

MY COMMISSION EXPIRES: 10.16.11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa Rollins	New Owner	
1340 Pennock Ave.	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		07115014600
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we EMILY JEAN T. LAWSON, AN UNMARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LISA ROLLINS AND LESLIE ROLLINS, WIFE AND HUSBAND, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 311 and 312 on the Plan of Highland Land Co's Subdivision, of record in Book 421, Page 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to GENEVA MCGEE, UNMARRIED by deed from SHIRLEY M. HYDER, UNMARRIED of record in Book 11737, Page 778 on 11/05/1999 and filed for record on 11/09/1999, Register's Office for DAVIDSON County.
Being the same property conveyed to EMILY JEAN T. LAWSON, AN UNMARRIED WOMAN by deed from GENEVE MCGEE, AN UNMARRIED WOMAN of record in Instrument 200802130014404 on 02/08/2008 and filed for record on 02/13/2008, Register's Office for DAVIDSON County.

This conveyance is subject to A) 2009 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 421, page 14; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1340 PENNOCK AVENUE, NASHVILLE, Tennessee 37207-5124
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 27th day of August, 2009.

Emily Jean T. Lawson
Emily Jean T. Lawson

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

BILL GARRETT, Davidson County
Trans:T20090061031 DEEDWARR
Recvd: 09/04/09 09:59 2 pgs
Fees:13.00 Taxes:584.23

20090904-0083401

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 27th day of August, 2009, before me personally appeared Emily Jean T. Lawson, an unmarried woman to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th day of August, 2009.

Notary Public

My Commission Expires: 10.16.11

(SEAL)

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds