BILL GARRETT, Davidson County
Trans:T20100076957 DEEDWARRSP
Recvd: 12/07/10 08:48 4 pgs
Fees:23.00 Taxes:462.50
20101207-0097274

This instrument prepared by:
PROCHASKA THOMPSON QUINN
& FERRARO, P.C. (THH)
401 Church Street, Suite 2600
Nashville, TN 37219

Address New Owner:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
Jim Mitchell 1013 Gallatin Pike Madison, TN 37115	SAME	04315002200 04315002300 04315002400 04315002500 04315002600

SPECIAL WARRANTY DEED

On this the 3rd day of December, 2010, for consideration including the sum of ten dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations the receipt and sufficiency of which is hereby acknowledged, Richard A. Rollins, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Jim Mitchell, hereinafter called the Grantee, certain tracts or parcels of land in Davidson County, state of Tennessee, described as follows, to-wit:

Parcel 1

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of a subdivision of part of Tracts Nos. 6, 7 and 8 of Anderson Estates, of record in Book 1835, page 121, Register's Office for said County.

Said Lot No. 2 fronts 105 feet each on the north side of Old Hickory Boulevard and runs back between parallel lines 400 feet to a dead line.

Included in the above description but specifically excluded are portions of the Lot No. 2 conveyed to the State of Tennessee for the use and benefit of the Department of Highways by deed of record in Book 4068, page 594, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Richard A. Rollins by deed of record as Instrument No. 20020409-0043305 as re-recorded as Instrument No. 20020530-0065524, said Register's Office.

Parcel 2

Land in Davidson County, Tennessee, being Lot No. 3 on the plan of a subdivision of part of Tracts Nos. 6, 7 and 8 of Anderson Estates, of record in Book 1835, page 121, Register's Office for said County.

Said Lot No. 3 fronts 105 feet on the north side of Old Hickory Boulevard and runs back between parallel lines 400 feet to a dead line.

Included in the above description but specifically excluded are portions of the Lot No. 3 conveyed to the State of Tennessee for the use and benefit of the Department of Highways by deed of record in Book 4068, page 594, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Richard A. Rollins by deed of record as Instrument No. 20020409-0043305 as re-recorded as Instrument No. 20020530-0065524, said Register's Office.

Parcel 3

Land in Davidson County, Tennessee, being Lot No. 4 on the plan of a subdivision of part of Tracts Nos. 6, 7 and 8 of Anderson Estates, of record in Book 1835, page 121, Register's Office for said County.

Said Lot No. 4 fronts 105 feet on the north side of Old Hickory Boulevard and runs back between parallel lines 400 feet to a dead line.

Included in the above description but specifically excluded are portions of the Lot No. 4 conveyed to the State of Tennessee for the use and benefit of the Department of Highways by deed of record in Book 4068, page 594, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Richard A. Rollins by deed of record as Instrument No. 20020409-0043305 as re-recorded as Instrument No. 20020530-0065524, said Register's Office.

Parcel 4

Land in Davidson County, Tennessee, being Lot No. 5 on the Map of a subdivision of part of Tracts 6, 7 and 8 of the Anderson Estates, as of record in Book 1835, page 121, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Richard A. Rollins, by deed of record as Instrument No. 20020827-0103499, said Register's Office.

Parcel 5

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of a subdivision of a part of Tracts 6, 7 and 8 of Anderson Estates, of record in Book

1835, page 121, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Included in the above description but specifically excluded are portions of the Lot No. 6 conveyed to the State of Tennessee for the use and benefit of the Department of Highways by deed of record in Book 4068, page 596, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Richard A. Rollins by deed of record as Instrument No. 20020409-0043305 as re-recorded as Instrument No. 20020530-0065524, said Register's Office.

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 successor and assigns forever; and Grantor does covenant with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple; has a good right to convey it; and Grantor does further covenant and bind itself, its successors and representatives, 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 claiming by and through the Grantor, but not otherwise.

WITNESS the signature of the Grantor, Richard A. Rollins, on this the day and date first above written.

Richard A. Rollins

By: RICHARD A. ROLLINS

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Todd Hancock, a Notary Public of the State and County aforesaid, personally appeared Richard A. Rollins with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, in Davidson County, Tennessee, this the 1st day of December, 2010.

TODD H. HANCOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2014

Notary Public
My Commission Expires:
March 3, 2014

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Affiant

Sworn to and Subscribed
before me this the 3rd
day of December, 2010.

Notary Public
My Commission Expires: 3-3-14

TODD H. HANCOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2014