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REGISTER
DAVIDSON COUNTY, TN.

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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E-mail: wilkins.ivey@home.com

W & I Ref: (gj) Title No: 40954
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James Randolph Smith 2735 Larmon Avenue Nashville, TN 37204	SAME

TAX MAP-PARCEL NUMBERS: 118-7-18

WARRANTY DEED

BOOK 11504 PG. 545

3407 06/03 0101 03CHECK 480.90

FOR AND IN CONSIDERATION of the sum of **$ 127000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Betty Jean Rollins, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James Randolph Smith, married,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being part of Lot No. 58 on the Plan of Berrywood of record in Book 1835, page 24, Register's Office for said County.

SAID Lot No. 58 fronts 72.0 feet on the southerly margin of Larmon Avenue and extends back 182.0 feet on the easterly line and 181.9 feet on the westerly line to a dead line in the rear, measuring 72.0 feet thereon.

INCLUDED in the above description, but expressly excluded therefrom is that certain portion of Lot 58 conveyed to the State of Tennessee by deed of record in Book 4401, page 268, said Register's Office described as follows:

BEING part of Lot No. 58 on the Plan of Berrywood as of record in Book 1835, page 24, Register's Office for Davidson County, described as follows:

BEGINNING at a point in the southerly margin of Larmon Avenue said point being the common corner of Lots Nos. 57 and 58 on said plan; thence with the southerly margin of Larmon Avenue eastwardly 26.0 feet to a point; thence south 46 degrees 50 minutes west 44.9 feet to the east boundary of said Lot 57; thence with said boundary northwardly 29.5 feet to the point of beginning and containing 384 square feet and being part of the same property vested in Russell O. Rollins, Sr. and wife, Georgia M. Rollins by deed from Anne L. Fuller and husband as of record in Book 3069, page 371, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Russell Rollins, Jr. and wife, Betty Jean Rollins by Quitclaim Deed from Martha Child, Trustee of record in Book 7983, page 905, Register's Office for Davidson County, Tennessee. Russell Rollins, Jr. has since died; thereby leaving Betty Jean Rollins as surviving tenant by the entirety.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1835, Page 24, said Register's Office, which Plan shows a 60 foot minimum building setback line from Larmon Avenue and a 10 foot easement for public utility purposes along the rear line of said lot. The property described herein is contiguous

to a controlled access highway. No right of ingress or egress is afforded thereto.
This is improved property, known as: 2733 Larmon Avenue, Nashville, TN 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS 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 the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of May, 1999.

Betty Jean Rollins
Betty Jean Rollins

BOOK 11504 PG. 546

State of Tennessee
County of Davidson

On this 28th day of May, 1999, before me the undersigned authority, personally appeared **Betty Jean Rollins**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 127000.00

Betty Jean Rollins
Affiant

Sworn and subscribed before me on the 28th day of May, 1999.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

Wldoc: Dead Wty—12/92

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11504 PG. 547

CO	- CONVEYANCE	CC	- CERTIFIED COPY	MISC	- MISCELLANEOUS
MO	- MORTGAGE	REL	- RELEASE	CO TX	- STATE TAX CONVEY
WD	- WARRANTY DEED	UCC	- UNIFORM COMMERCIAL CODE	MO TX	- STATE TAX MORT
TD	- TRUST DEED	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0593902

IDENTIFICATION REFERENCE

99 JUN -1 PM 5:32

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
127000.00
CON TX 469.90
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 480.90
CHECK 480.90

06/01/99 01 17:35 0001 3407

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1467938