THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

Instr:200003030021089 Page: 1 OF 2
REC'D FOR REC 03/03/2000 8:49:52AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $473.60

ADDRESS NEW OWNER:
Tracy S. Davis
244 Graylynn Drive
Nashville, Tennessee 37214

MORTGAGEE:
FT Mortgage Companies
D/B/A First Tennessee
Mortgage Company, Inc.
10741 King William Drive
Dallas, Texas 75220

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map 95-08-83
Field Book #:3DZ13140

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, 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, have bargained and sold, and by these presents do transfer and convey unto **Tracy S. Davis, unmarried,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 8 on the Map of Spring Valley Acres, as of record in Plat Book 2854, page 60, Register's Office for said County.
>
> Said Lot No. 8 fronts 226.0 feet on the westerly margin of Graylynn Drive, and extends back between lines, 152.4 feet on the northerly line and 177.5 feet on the southerly line, to a dead line in the rear on which it measured 203.1 feet.
>
> Being the same property conveyed to James C. Rollins and wife, Marlene C. Rollins, by virtue of a deed from E. E. Alsup and wife, Zelma J. Alsup, as of record in Book 3429, page 607, Register's Office for Davidson County, Tennessee.

This is improved property known as 244 Graylynn Drive, Nashville, Tennessee 37214.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 2956, page 311 and easements, covenants and conditions as shown on the Plan of record in Plat Book 2854, page 60, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 29th day of February, 2000.

James C. Rollins
JAMES C. ROLLINS

Marlene C. Rollins
MARLENE C. ROLLINS

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAMES C. ROLLINS AND WIFE, MARLENE C. ROLLINS**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 29th day of February, 2000.

Dean Roberson
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 10/26/03

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $128,000.

Tracy L Davis
AFFIANT

Subscribed and sworn to before me this 29th day of February, 2000.

Dean Roberson
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 10/26/03