State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $30,000.00

Subscribed and sworn to before me, this 3rd day of January, 2003,

J. NICOLE HUGHES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Affiant

Notary Public

Commission Expires: 1/23/06

Davidson County DEEDWARR
Recvd: 01/06/03 10:11 2pgs
Fees:13.00 Taxes:111.00
20030106-0001684

Warranty Deed

Prepared by

First National Financial
Title Services, Inc.
15 Century Boulevard, Suite 101
Nashville TN 37214

File No. N11621

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
James Lee Rollins **1311 4th Avenue North** **Nashville, TN 37208** MAP & PARCEL NO. **082-09-0-206.00**	**Same**

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged,

George Ray York,

Hereinafter called Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto

James Lee Rollins, unmarried

Hereinafter called grantee(s), their heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in **Davidson** County, State of Tennessee, more particularly described as follows:

A CERTAIN TRACT or parcel of land in Davidson County, Tennessee, described as follows:

Being the westerly 58 feet 10 inches of the easterly 177 feet 10 inches of the northerly 50 feet of Lot 10 on the plan of D.T. McGavock's first addition as of record in Book 10, Pages 606 to 609, Register's Office for said County.

Said Part of Lot No. 18 fronts 58 feet 10 inches on the southerly side of Taylor Street and runs back between parallel lines with the easterly with the easterly margin of an alley 50 feet to a dead line.

Being the same property conveyed unto George Ray York, by Warranty Deed from Flavel M. McQuiston (deceased) and Helen C. McQuiston, dated August 21, 1998, recorded August 28, 1998, in Book 11086, Page 575, of the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: **305 Taylor Street, Nashville, TN 37208.**

To have and to hold the said tract or parcel of land, with the appurtenance, 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 my hand this **January 03, 2003** .

George Ray York, Grantor

State of Tennessee
County of Davidson

On this 3rd day of January, 2003, before me personally appeared **George Ray York,** to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.

My Commission Expires: 1-25-03

J. NICC NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

Warranty Deed

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