Box8

PREPARED BY (AND RETURN TO):

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W & I Ref:(_____) Title No: 46086
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 09/06/05 07:40 2 pgs
Fees:13.00 Taxes:1110.00
20050906-0106150

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Matthew C. Rollings 1509 Clayton Ave. Nashville, Tennessee 37212	same

TAX MAP-PARCEL NUMBERS: 105-07-0-239

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$300,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Edward H. Bayers Jr., unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew C. Rollings, unmarried** 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 Lot No. 12 on the Map of W.D. Hamilton's Subdivision of Block 8 on the Hamilton Lands, as of record in Book 421, page 56, Register's Office for said County.

Said Lot 12 fronts 75 feet on the northerly side of Hamilton Street and runs back between parallel lines, along the easterly margin of Hagan Street, 167.5 feet to the southerly margin of an alley.

Being the same property conveyed to Edward H. Bayers and wife, Jean C. Bayers by deed from Roscoe W. Hunter, Executor, under the will of Bessie Hutton Hunter, deceased, with full power to sell, transfer and convey without the joinder of any beneficiary of record in Book 4783, page 887 said Register's Office. The said Edward H. Bayers and Jean C. Bayers have since divorced and by Final Judgment and Decree of record in Book 5230, page 596, said Register's Office, subject property was vested in Edward Howard Bayers, Sr. By Final Decree of Divorce of record in Doc. No. 20010315-0024732, said Register's Office, all right title and interest in subject property was awarded to Edward H. Bayers. The said Edward H. Bayers has since died. The Last Will and Testament of Edward H. Bayers, Sr., of record in Will Book 5388, page 1181254 in the Seventh Circuit Court, Probate Division, and of record in Doc. No. 20030729-0106482, Register's Office for Davidson County, Tennessee, devised subject property to Edward H. Bayers, Jr. Included in the above description, but excluded therefrom is the following conveyance to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Doc. No. 20050309-0026284, said Register's Office, described as follows:

Permanent Drainage Easement – Beginning at a point in the northerly right-of-way line of Hamilton Avenue, 35.16 feet to the left of station 17+31.87 Project No. 03-M-44 on file at the Public Works Department of Davidson County, Tennessee, said point being located South 82 degrees 42 minutes 09 seconds East, 65.00 feet from the intersection of the northerly right-of-way line of Hamilton Avenue and the westerly right-of-way line of Hagan Street, said point also being located at Northing: 658,160.42; Easting: 1,740,608.20; on the State Plane Coordinate System, said point being the Point of Beginning.

Thence leaving the northerly right-of-way line of Hamilton Avenue with a line through the property of Edward H. Bayers, Jr., for the following two calls:
North 07 degrees 17 minutes 51 seconds East, 20.00 feet to a point;
South 82 degrees 42 minutes 09 seconds East, 10.00 feet to a point in the easterly property line of Kiwantis Bates & Eddie Mae Jackson, Deed Book 11476, page 208 in Register's Office Davidson County, Tennessee.

Thence with the easterly property line of Kiwantis Bates & Eddie Mae Jackson, South 07 degrees 17 minutes 51 seconds West, 20.00 feet to a point in the northerly right-of-way line of Hamilton Avenue;

Thence with the northerly right-of-way line of Hamilton Avenue North 82 degrees 42 minutes 09 seconds West, 10.00 feet to the Point of Beginning.

Said portion of land contains 200 square feet or 0.004 acres more or less.

Description Reference: Described from source materials examined by the attorney preparing this conveyance.

This conveyance is subject to: Taxes for 2005, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 421 Page 56, said Register's Office. Permanent Drainage Easement to the Metropolitan Government of Nashville and Davidson County, of record in Doc. No. 20050309-0026284.

This is improved property, known as: 622 Hamilton, Nashville, Tennessee 37203

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 30th day of August, 2005.

Edward H. Bayers Jr.

State of TENNESSEE
County of DAVIDSON

On this 30th day of August, 2005 , before me the undersigned authority, personally appeared Edward H. Bayers Jr , 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 W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE
County of DAVIDSON My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $300,000.00

Affiant

Sworn and subscribed before me this the 30th day of August, 2005

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires JULY 21, 2007