Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
James L. Rollins 1311 4th Avenue North Nashville, Tennessee 37208	Same as New Owner	Map: 083-09 Parcel: 218.00
This instrument prepared by: David B. Gray, Hix & Gray, PLC 315 Deaderick Street, Suite 1230, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Donald E. Bates** ("Grantor") has bargained and sold, and hereby transfers and conveys to **James L. Rollins** ("Grantee"), his heirs and assigns, certain land in County, Tennessee, being more particularly described as follows:

See Exhibit "A" attached hereto.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to any and all zoning regulations, building restrictions and setback lines, existing easements and restrictions, if any, and right-of-way for public utilities; all matters as shown on subdivision plan of record in Book 17, page 640, Register's Office for Davidson County, Tennessee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, his heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 1300 3rd Ave. N, Nashville, TN 37208.

Davidson County DEEDWARR
Recvd: 01/02/08 14:18 3 pgs
Fees:18.00 Taxes:1665.00
20080102-0000351

EXECUTED this 2nd day of January, 2008.

Donald E. Bates

Donald E. Bates

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Donald E. Bates, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of January, 2008.

Notary Public

My Commission Expires:
1/26/08

(SEAL)

DAVID B. GRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

AFFIANT

Subscribed and sworn to before me this 2nd day of January, 2008.

NOTARY PUBLIC

My Commission Expires:
1/26/08

DAVID B. GRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Exhibit "A"

Parcel 1:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the southerly 61 feet of Lot No. 9 on the Plan of H. W. McGavock's Addition to Nashville, as of record in Book 17, page 640, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 9 fronts 61 feet on the easterly side of Third Avenue North, formerly College Street, and runs back between parallel lines along the north margin of Monroe Street, 142.5 feet to the west line of Lot No. 24.

Being the same property conveyed to Donald E. Bates, unmarried, by Warranty Deed from Smitty Ott Carter, Jr., and William Craig Carter, Trustees, with full power of sale dated October 17, 1995, of record in Book 9830, Page 938, Register's Office for Davidson County, Tennessee.

Parcel 2:

Land in Davidson County, Tennessee, being the northerly 35 feet of the southerly 96 feet of Lot No. 9 on the Plan of H. W. McGavock's Addition to North Nashville, as of record in Book 17, page 640, Register's Office for Davidson County, Tennessee.

According to a survey made by Z. J. Wilkinson, Surveyor, July 7, 1955, said part of Lot No. 9 fronts 35 feet on the easterly side of Third Avenue North and extends back between parallel lines 142.33 feet to the center of an alley, being the westerly line of Lot No. 24 on said plan.

Being the same property conveyed to Donald E. Bates, unmarried, by Judgment by Default Reforming Deed of Record, of record in Instrument No. 20021213-0153917, Register's Office for Davidson County, Tennessee.