This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

ATC-160421

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
91-15-188	Mr/Mrs Ronald Wayne Holt same as below	J. I. Kislak Mtg.Corp.of Florida 1101 Brickell Avenue Miami, Florida 33131
FIELD BOOK NUMBER(S) W25-01190	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 5106 Dakota Avenue	LOAN OR ACCOUNT NO. 14496 PROPERTY IS [XX] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

JAMES SAINT, SR., and wife, HETTIE SAINT,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto RONALD WAYNE HOLT and wife, JO ALLEN HOLT,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the easterly 50 feet on the westerly 150 feet of the southerly 150 feet of Block 16 on the Map of the Realty Savings Bank and Trust Company's Revised West Extension of Charlotte Park Company's First Addition of record in Book 421, page 18.

Said part of Block No. 16 fronts 50 feet on the northerly side of Dakota Avenue, formerly 4th Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to James Saint, Sr., and wife, Hettie Saint, by deed from Carmack Black and wife of record in Book 4288, page 16.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 9th day of December, 19 70

Hettie Saint
Hettie Saint

James Saint Sr
James Saint, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4466 PAGE 64

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named James Saint, Sr., and wife, Hettie Saint, the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 9th day of December, 19 70.

Reau E. Folk Jr.
Notary Public

My commission expires: July 23, 1974

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

_____
Notary Public

My Commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 13,250.00

Ronald Wayne Holt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF December 19 70

MY COMMISSION EXPIRES: July 23, 1974 (AFFIX SEAL)

Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF:hs

FROM JAMES SAINT, SR., and wife

TO RONALD WAYNE HOLT and wife

A 9 9 0 1 0

IDENTIF. REFERENCE

DEC 11 1 04 PM '70

FEE REGISTER
DAVIDSON COUNTY, TENN.

DEC 11 70	CONV	13,250.00			
DEC 11 70	S'TAX		A*	34.32	
DEC 11 70	PR'FEE		A*	.50	
DEC 11 70	W'DEED		A*	3.00	* 37.82

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

_____
Notary Public

My commission expires: