RETURN TO BOX #23

THIS INSTRUMENT PREPARED BY:
BAKER, DONELSON, BEARMAN
& CALDWELL (RDB)
A Professional Corporation
Suite 1700, 511 Union Street
Nashville, Tennessee 37219

FROM: Hugh W. Anderson and wife,
Katy H. Anderson ("GRANTORS")

TO: James F. Holt, III ("GRANTEE")

ADDRESS NEW OWNER:	**SEND TAX BILLS:**	**MAP & PARCEL NUMBER:**
James F. Holt, III	James F. Holt III	
8378 Greenvale Drive	936 Gen. Geo Patton Rd.	155-15-20
Nashville, TN 37221	Nashville, TN. 37221	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Hugh W. Anderson** and wife, **Katy H. Anderson**, have bargained and sold, and by these presents do transfer and convey unto **James F. Holt, III**, his heirs and assigns, all of our interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in the 9th Civil District of Davidson County, Tennessee, Being Lot No. 39 on the Plan of Natchez Trace Estates, Section II, as of record in Book 4675, page 54, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete legal description.
>
> Being the same property conveyed to Hugh W. Anderson and wife, Katy H. Anderson, by deed from Barbara A. Sutton Marks of record in Book 9456, page 21, Register's Office for Davidson County, Tennessee.
>
> The above description is identical to that contained in the prior deed of record on this property.
>
> This is unimproved property known as 8378 Greenvale Drive, Nashville, Tennessee 37221.

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, his heirs and assigns, forever.

And GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for 1996 real property taxes, which shall be paid by GRANTEE.

And GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 10th day of July, 1996.

Hugh W. Anderson

Hugh W. Anderson

Katy H. Anderson

Katy H. Anderson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Cathy E Reed, a Notary Public in and for said County and State, the within named, Hugh W. Anderson and wife, Katy H. Anderson, the within named bargainors, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of July, 1996.

Cathy E Reed
NOTARY PUBLIC

My Commission Expires: 7.24.99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

James T Holton
AFFIANT

Subscribed and sworn to before me, this 10th day of July, 1996.

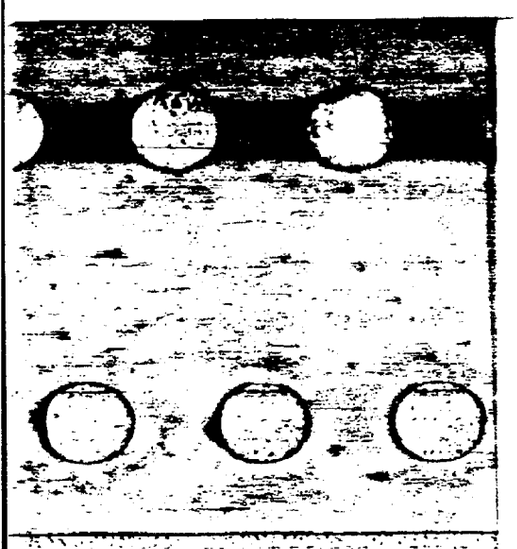
Cathy E Reed
NOTARY PUBLIC

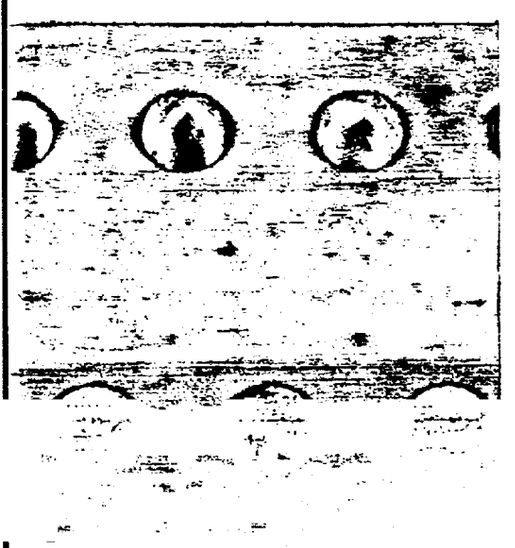
My Commission Expires: 7.24.99

96 JUL 11 PM 3:57

0202833

IDENTIFICATION REFERENCE





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10118 PG 892

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

DAMT 30000.00
CON TX 111.00
PRFEE 1.00
MDEED 8.00
TOTAL 120.00
CHECK 120.00

07/11/96 01 15:58 0001 4412

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0202833
IDENTIF. ↑ REFERENCE

96 JUL 11 PM 3:57

REGISTER
DAVIDSON COUNTY, TN.

No. 1062105