THIS INSTRUMENT PREPARED BY:

M. ANDREW HOOVER
ATTORNEY AT LAW
134 NORTH SECOND STREET
PULASKI, TENNESSEE

BOOK 10511 PG 256

ARA L. WALLS and VIVIAN B. SIMS

TO WARRANTY DEED

MICHAEL L. HOLT

FOR AN IN CONSIDERATION of the sum of $10.00, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, we, Ara L. Walls and Vivian B. Sims, as tenants in common, have this day bargained and sold and do hereby sell, transfer and convey unto Michael L. Holt, his heirs and assigns in fee simple forever, the following described real estate:

Land in Davidson County, Tennessee, being a portion of Lot No. 13, on the Plan of Hydes Ferry Park, Section II, of record in Plat Book 2330, page 176, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a concrete marker in the northerly line of Gus Richards, Jr.'s tract, said point being the southeasterly corner of Bernice Winfrey's Parcel #9 on Map 69-15 by Deed Book 3067, page 157; thence, along the easterly line parcels #9, #10, #11, and #12 North 28 deg. 05' 630.7 feet to the north easterly corner of Michael L. Holt's parcel #12; thence, south 21 deg. 52' 21" east 134.0 feet to a point; thence along the westerly margin of a private drive south 19 deg. 11' 23" west 461 feet to point in said Gus Richards, Jr.'s tract; thence, north 88 deg. 25' 37" west 194 feet to the point of beginning containing 1.68 acres more or less.

BEING a part of the same property conveyed to Vivian B. Sims and Ara L. Walls, as tenants in common by deed of record in Book 4029, page 46, Register's Office for Davidson County, Tennessee.

MAP 69-15 PARCEL #13

TO HAVE AND TO HOLD said above real estate unto the said Michael L. Holt, in fee simple forever.

WE COVENANT with said grantee, his heirs and assigns, that we are lawfully seized and possessed of the above described real estate, that the same is unencumbered, except as shown by public records, and that we have a good and lawful right to sell and convey the same, and we bind ourselves, our heirs and assigns, to forever warrant and defend the title thereto against the lawful claims of all persons whomsoever. Possession passes with deed

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AS OF THIS THE 27th DAY OF JUNE, 1997.

Ara L. Walls
ARA L. WALLS

Vivian B. Sims
VIVIAN B. SIMS

STATE OF TENNESSEE)
)
COUNTY OF GILES)

On this 27th day of June, 1997, before me personally appeared ARA L. WALLS, and VIVIAN B. SIMS, the within named bargainors, to me known, or proved me on the basis of satisfactory evidence to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal at office in Pulaski, Tennessee this 27th day of June, 1997.

NOTARY PUBLIC

BOOK 10511 PG 257

MY COMMISSION EXPIRES: 10-27-2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value for this transfer whichever is greater is $ 9,000.00 .

Michael L. Holt
AFFIANT

SUBSCRIBED AND SWORN to before me this the 30 day of June, 1997.

B. Edwards Dep. Reg.
~~NOTARY PUBLIC~~

~~MY COMMISSION EXPIRES~~: _____

NAME OF NEW OWNER AND ADDRESS FOR TAX BILLS:
Michael L Holt
1616-Emerald Drive
Nash, Tenn 37218

032144

IDENTIF. & REFERENCE

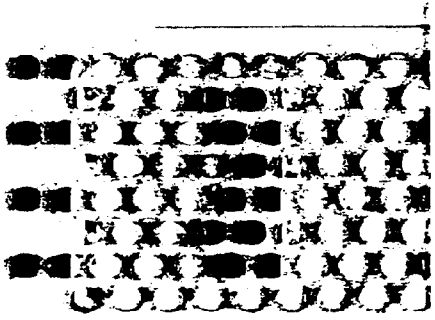
PICK-UP

97 JUN 30 PM 4:07

FELIX ... REGISTER
DAVIDSON COUNTY, TN.

9164 06/30 0101 01CASH

42.30



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10511 PG 258

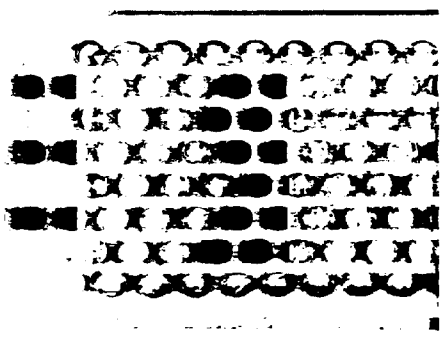
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 9000.00
CON TX 33.30
PRFEE 1.00
WDEED 8.00
TOTAL 42.30
CASH 42.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/30/97 01 16:10 0001 9164



03214435

IDENTIF. ↑ REFERENCE

97 JUN 30 PM 4:07

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1168756