BOOK 11270 PAGE 616

0529997
IDENTIF. & REFERENCE

This Instrument Prepared By:

Mail

Brenda Franks Hale
Hale and Hale Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

98 DEC 29 PM 2:40
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Van Jerry Holt and wife, Patricia A. Holt 1020 McMahan Avenue Nashville, TN 37216	Pacific American Mortgage Co. 210 25th Avenue North, #500 Nashville, TN 37203	61-11-97

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $86,000.00.

X Van Jerry Holt
AFFIANT

Sworn to and subscribed before me this 23 day of December, 1998.

BRENDA FRANKS HALE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN My Commission Expires April 22, 2001

NOTARY PUBLIC

My Commission Expires: 4/22/2001

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, SANDRA LAW WISHARD, DEBORAH LAW HALL, MARK RAY GARRETT and FREDA ALMA GARRETT, hereinafter called the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto VAN JERRY HOLT and wife, PATRICIA A. HOLT, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 3 on the Plat of a Re-subdivision of lots Nos. 11 to 17 inclusive in L. C. McMahan's Maplewood Tract, as of record in book 547, page 144, Register's Office for said County.

SAID Lot No. 3 fronts 50 feet on the southerly side of McMahan Avenue, and runs back between parallel lines 160 feet to a dead line.

BEING the same property conveyed to T. E. Garrett and wife, Hazel Moser Garrett, by deed from Idah Lee Kirkpatrick, et al. of record in Book 1250, page 313, Register's Office for Davidson County, Tennessee. The said T. E. Garrett having predeceased Hazel Moser Garrett who died on November 21, 1963. By Will of Mrs. Hazel Moser Garrett of record in Book 80, page 177, said Register's Office, the subject property was devised to the Grantors herein with a life estate to Jean Garrett Law, who died on June 7, 1998.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever;

AND GRANTORS do covenant with the said GRANTEES 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 as of record in the Register's Office for Davidson County, Tennessee, as set forth on Exhibit "A" attached hereto the same as if copied herein verbatim.

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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

This improved property is known as 1020 McMahan Avenue, Nashville, Tennessee 37216.

WITNESS our hands on the day and date below written in San Francisco, **California and Franklin, Tennessee.**

12/23/98
date — **SANDRA LAW WISHARD**

12-23-98
date — **DEBORAH LAW HALL**

12/16/98
date — **MARK RAY GARRETT**

12-23-98
date — **FREDA ALMA GARRETT**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra Law Wishard, the bargainor, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 23 **day of December, 1998.**

Notary Public

My commission expires: 4/22/2001

BRENDA FRANKS HALE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TN
My Commission Expires April 22, 2001

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah Law Hall, the bargainor, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 23 day of December, 1998.

Notary Public

My commission expires: 4/22/2001

BRENDA FRANKS HALL NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN
My Commission Expires April 22, 2001

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark Ray Garrett, the bargainor, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at SAN FRANCISCO, California, this 18TH day of December, 1998.

Notary Public

My commission expires: 4/29/2000

BRUCE LINTON
Commission # 1092026
Notary Public — California
San Francisco County
My Comm. Expires Apr 29, 2000

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Freda Alma Garrett, the bargainor, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 23 day of December, 1998.

Notary Public

My commission expires: 4/22/2001

BRENDA FRANKS HALL NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN
My Commission Expires April 22, 2001

EXHIBIT "A"

1. Agreement for dedication of easement for sanitary sewers and/or storm drainage of record in Book 4311, page 179, Register's Office for Davidson County, Tennessee.

5629 12/29 0101 03CHECK 337.20

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11270 PAGE 620

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

05299997
IDENTIF. ↑ REFERENCE

98 DEC 29 PM 2:40

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

		MAMT	84000.00
		CON TX	318.20
		PRFEE	1.00
		TDEED	16.00
		MMT	84000.00
12/29/98	01	14:37 0001	5628
		CON TX	318.20
		PRFEE	1.00
		WDEED	16.00
		CFEE	2.00
		TOTAL	337.20
		CHECK	337.20
12/29/98	01	14:38 0001	5629

CANCEL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1402944