WARRANTY DEED

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STATE OF KY
COUNTY OF Graves
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,000.00

Sam P. Holt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF January 19 99

Notary Public

MY COMMISSION EXPIRES: 11-2-2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sam Holt	Sam P. Holt	MAP 053-03-0
(NAME)	(NAME)	
1211 Jones Street	2003 Porter Rd.	PARCEL 045.00
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Nash TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ronnie L. Draffen and Johnnie E. Draffen and Edwin R. Draffen and Lanita Hayes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sam Holt and Francis F. Holt ~~and Sam Holt, Jr.~~, Husband & wife as 1/2 interest & Sam Holt, Jr. unmarried as to a 1/2 interest to be held as tenant in common HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the Fourth Civil District of Davidson County, Tennessee, being Lot No. 109, Section B, Village of Old Hickory, as shown on plan recorded July 16, 1948 in Book 1424, page 67, in Register's Office for Davidson County, Tennessee, located on northeast corner of the Intersection of Jones and Thirteenth Streets, containing 0.12 acres, more or less.

Subject to and/or reserving one (1) permanent easement ten (10) feet wide for utilities; and all rights in connection with said easement, including the ingress and egrees over the property herein conveyed for servicing easement, are expressly reserved to the Grantor, all as shown on said recorded plan, which is made a part of this description by reference thereto.

Being the same property conveyed to Ronnie L. Draffen, Johnnie E. Draffen, Edwin R. Draffen and Lanita Hayes, in equal shares, as children of June Baker Draffen, deceased, by deed from William H. Mayfield, Executor of Estate of Carl C. B. Mayfield (Docket No. 98P1213) of record in Book 11204, page 489, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

And we, Nancy Draffen, Susan Draffen, Brenda Draffen and Sherril Hayes, spouses of Ronnie L. Draffen, Johnnie E. Draffen, Edwin R. Draffen and Lanita Hayes, respectively, join in the execution of this instrument for the purpose of transferring and conveying all right, title and interest which I may have in said property by virtue of my marriage or otherwise.

unimproved ( )
This is improved (X) property, known as 1211 Jones Street, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand S this 7th day of January 19 99

Ronnie L. Draffen — Nancy Draffen — Edwin R. Draffen — Brenda Draffen

Johnnie E. Draffen — Susan Draffen — Lanita Hayes — Sherril Hayes

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STATE OF Kentucky
COUNTY OF Graves

Personally appeared before me, the undersigned Nancy Draffen Susan Draffen, a Notary Public in and for said County and State, the within named Ronnie L. Draffen and Johnnie E. Draffen and Edwin R. Draffen and Brenda Draffen and Lanita Hayes and Sherril Hayes

the bargainor S, with whom I am personally acquainted or 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 Mayfield Ky, Tennessee, this 19th day of January, 1999.

Commission expires

11-2-2002

Notary Public

STATE OF TENNESSEE
COUNTY OF

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

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

054014

IDENTIF. & REFERENCE

99 JAN 25 AM 8:52

DAVIDSON COUNTY, TN.

PICK-UP

Warranty Deed from Ronnie L. Draffen and Johnnie E. Draffen and Edwin R. Draffen and Lanita Hayes, to Sam Holt and Francis F. Holt [illegible] Husband & Wife as 1/2 Interest & Sam Holt, Jr. Unmarried as to a 1/2 Interest to be held as Tenants In Common.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

6364 01/25 0:01 03CHECK 225.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

CAMT	58000.00
CON TX	214.40
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	225.60
CHECK	225.60

01/25/99 01 08:50 0001 6364

99 JAN 25 AM 8:52

REGISTER
DAVIDSON COUNTY, TN.

0540147

IDENTIF. & REFERENCE

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1415780