BOOK 11379 PG. 590

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **23rd** day of **February, 1999** between PATSY A. HOLLAND, UNMARRIED, GRANTOR, and WALTER H. CARTER, TRUSTEE OF THE 105 ORCHARD DRIVE TRUST, GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, PATSY A. HOLLAND, UNMARRIED, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto WALTER H. CARTER, TRUSTEE OF THE 105 ORCHARD DRIVE TRUST, hereinafter referred to as GRANTEE, its successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 105 ORCHARD DRIVE, OLD HICKORY, TN 37138.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, its successors, heirs and assigns forever. The GRANTOR covenants and agrees with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds herself, his/her successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, its successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of GRANTOR on the day and year first above written.

BY: Patsy A. Holland
PATSY A. HOLLAND Signature of Seller

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

0559744

99MAR 11 PM 1:26

7170 03/11 0101 03CHECK 155.60

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INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, PATSY A. HOLLAND, UNMARRIED, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **23rd** day of February, 1999.

Notary Public

My Commission Expires: 5/28

Name and Address of Property Owner:

THE 105 ORCHARD DRIVE TRUST

2200 21ST AVENUE SOUTH, STE. 220
NASHVILLE, TN 37212

Property Address:

105 ORCHARD DRIVE
OLD HICKORY, TN 37138

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 44-11, PARCEL 88

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$38,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Trustee

Affiant

Sworn to and subscribed before me, a Notary Public, this **23rd** day of **February, 1999.**

Notary Public

My Commission Expires: 5/25/2002

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Being Lot No. 187, Section A, Village of Old Hickory, as shown on Plan recorded July 16, 1948, in Book 1424, page 68, Register's Office for Davidson County, Tennessee; fronting 65.1 feet on Orchard Drive, containing 0.14 acres, more or less.

Subject to and/or reserving four special easements, two 5 feet wide for sewer, one 5 feet wide for water, and one 10 feet wide for electric and/or telephone cable; and all rights in connection with said easements, including the ingress and egress over the property therein conveyed for servicing easements, are expressly reserved to E.I. DuPont DeNemours and Company, a Delaware corporation, as per Deed of record in Book 1731, page 572, Register's Office of Davidson County, Tennessee. If special easements are abandoned for the purpose for which the same have been dedicated, all rights hereunder will terminate and such special easements may not be reused for a different or dissimilar purpose, all as shown on said recorded Plan, which is made a part of this description by reference thereto.

BEING the same property conveyed to Ewell G. Adkins and wife, Edna A. Adkins, by Warranty Deed from E.I. DUPONT DENEMOURS AND COMPANY, of record in Deed Book 1731, page 572, Register's Office for DAVIDSON County, Tennessee. The said Ewell G. Adkins having since died on February 15, 1976, the property vested by operation of law in his surviving spouse, Edna A. Adkins. Edna A. Adkins subsequently conveyed all of her right, title and interest in and to said property, through her power of attorney, to Patsy A. Holland, by Quitclaim Deed of record in Book 6951, page 901, said Register's Office, said Quitclaim Deed having been ratified by Affidavit of her only sibling, James E. Adkins, of record in Book 11379, page 589, said Register's Office.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1999 and subsequent years, A LIEN, not yet due and payable (MAP 44-11, PARCEL 88).

2. All matters as set forth on the Plan of record in Plat Book 1424, page 68, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Utility easements as recited in Deed of record in Book 1731, page 572, and as shown on recorded plan.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	

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0559744

CROSS REFERENCE

99 MAR 11 PM 1:26

CAMT 38000.00
CON TX 140.60
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 155.60
CHECK 155.60

03/11/99 01 13:26 0001 7170

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1436312