BOOK 11567 PAGE 575

FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Michael Allen Holmes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF June 19 99

PATRICIA MCCOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Patricia McColls
Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Allen Holmes (NAME)	Navy Federal Credit Union (NAME)	MAP #23
637 Clay Lick Court (ADDRESS)	P. O. Box 3303 (ADDRESS)	PARCEL #139
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	Merrifield, VA 22119-3303 (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, Katherine J. Willis, unmarried, f/k/a Katherine J. Colley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Allen Holmes, unmarried

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:

A CERTAIN TRACT or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEGINNING at an iron pin in the southerly margin of a Frontage Road, said pin being the northwest corner of the property conveyed to Frankie E. Loyd and wife, Ethel C. Loyd, by deed from Glen D. Clark and wife, Dorothy D. Clark, of record in Book 4941, Page 846, of the Register's Office of Davidson County, Tennessee;

THENCE, with Loyd's westerly boundary South 31° 14' 50" West, 58.76 feet to an iron pin;

THENCE, North 46° 50' 21" West, 440.64 feet to a chiseled rock;

THENCE, South 5° 55' 39" West, 490.0 feet to an iron pin in a fence line;

THENCE, North 80° 51' 43" West, 82.40 feet to an iron pin;

THENCE, South 89° 04' 40" West, 201.76 feet to an iron pin;

0215 07/09 0101 03CHECK 274.00

THENCE, North 22° 00' 38" East, 535.87 feet to an iron pin;

CONTINUED

unimproved ( )
This is improved (X) property, known as 637 Clay Lick Court, Whites Creek, TN 37189
(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 my hand this 29th day of June, 19 99

Katherine J. Willis

Katherine J. Willis

FILE BOX 45

LEGAL DESCRIPTION CONTINUATION

THENCE, North 57° 18′ 34" East, 272.14 feet to an iron pin in the southerly margin of said Frontage Road;

THENCE, along the southerly margin of the Frontage Road along a curve to the right (R = 2061.85 feet; I = 5° 01′ 44") a distance of 180.96 feet to an iron pin;

THENCE, along a curve to the right (R = 991.74 feet; I = 12° 45′ 15") a distance of 220.77 feet to an iron pin;

THENCE, South 23° 01′ 21" East, 90.74 feet to the point of beginning, according to a survey of William M. Keel, Surveyor.

BEING the same property conveyed to Katherine J. Colley by deed from William D. Vanatta and wife, Tamora L. Vanatta, of record in Book 7293, Page 488; and by Decree, of record in Book 10845, Page 787, Register's Office for said County.

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

Katherine J. Colley, Katherine Joy Willis, and Katherine J. Willis being one in the same person.

06101138
IDENTIF. & REFERENCE
99 JUL -9 PM 3:30
REGISTER
TN.

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Katherine J. Willis, unmarried, f/k/a Katherine J. Colley

the 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 and official seal at Nashville, Tennessee, this 29th day of June, 1999.

Commission expires March 24, 2001

Patricia Nichols
Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

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

99 JUL -9 PM 3:30

REGISTER
DAVIDSON COUNTY, TN.

06101138

IDENTIFICATION REFERENCE

CAMT	70000.00
CON TX	259.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	274.00
CHECK	274.00

07/09/99 01 15:32 0001 0B15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1489169