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# WARRANTY DEED

Send Tax Statements To:
Brandon Lee Holden
189 Mountain High Drive
Antioch TN 37013

Name and Address of New Owners:
Brandon Lee Holden
189 Mountain High Drive
Antioch TN 37013

This Instrument Prepared By:
Law Offices Of:
Lawrence Vogan, P.C.
845 Bell Road
Antioch, TN 37013

From Information Furnished By the Parties

Map/Parcel 163-01-0-030

STATE OF TENNESSEE )
COUNTY DAVIDSON )

THIS INDENTURE, Made the 14th day of July, in the year one thousand nine hundred and nine, between RICHARD ZEITLIN CONSTRUCTION CO., a Tennessee corporation,County of Davidson, State of Tennessee, as party or parties of the first part, hereinafter called Grantor, and BRANDON LEE HOLDEN, a single individual, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the plat of Hickory Highland Place, Phase I, of record in Book 9700, page 189, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard Zeitlin Construction Co., a Tennessee corporation, by Warranty Deed from Hickory Highlands, L.L.C, a Tennessee limited liability company of record in Book 10435, page 589, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, his heirs and assigns, forever.

Said Grantor covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, that it has a good right to convey the same,

and that it is unencumbered, except for the lien of the 1999 real property taxes, which taxes are assumed by the Grantees and matters shown on the Plan of record in Book 9700, page 189, Register's Office for Davidson County.

Grantor further covenants and binds itself, its heirs and assigns to forever warrant and defend the title to said real estate to the Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 14th day of July, 1999.

RICHARD ZEITLIN CONSTRUCTION CO., a Tennessee corporation

by: _____

its: _____

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Richard Zeitlin, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument (Warranty Deed) for the purposes contained therein contained, and who further acknowledged that he is President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at 845 Bell Road, Antioch, TN 37013, this the 14th day of July, 1999.

Laurena Vaz
Notary Public

My Commission Expires: 7/27/2002

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AFFIDAVIT

I(We) hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $30,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Brandon Lee Holden

Sworn to and subscribed before me,
this the 14th day of July, 1999.

Notary Public

My commission expires: 7/27/2002

MAIL ENV.

08911690

FILED
99 JUL 22 PM 2:10

# 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 |

0614680

99 JUL 22 PM 12:10

[illegible] REFERENCE

[illegible]

[illegible] 111.00
[illegible] 1.00
[illegible] 11.00
[illegible] 2.00
[illegible] 125.00
[illegible] 125.00
[illegible] 11:14 0001 56Pd

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1493995