Instr:200003090024367 Page: 1 OF 2
REC'D FOR REC 03/09/2000 12:42:06PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $173.90

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 24th day of February, 2000.

Notary Public

My Commission Expires: 11-18-01

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South, Ste 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Roberta M. Holmes
43B Jones Circle
Old Hickory, TN 37138

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 044-11-0-080.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Virginia Opal Sanders, Joyce Ann Donoho, James Holmes, William Holmes, Timothy W. Holmes and David Homes, heirs at law of Roberta M. Holmes,** hereinafter referred to as Grantors, hereby transfer and convey to **Roberta M. Holmes, a widow** hereinafter referred to as Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 184, Section A, Village of Old Hickory, as shown on plan recorded July 16, 1948, Book 1424, page 68 in the Register's Office for Davidson County, Tennessee; fronting 65.9 feet on Wilmington Street, containing 0.13 acres more or less.

Being the same property conveyed to Leslie C. Holmes and Roberta M. Holmes by Deed from E.I. du Pont de Nemous and Company, a Delaware Corporation of record in Book 1849, page 600 in the Register's Office for Davidson County, Tennessee. The said Leslie C. Holmes is deceased. Roberta M. Holmes is also deceased having bequeathed the property to Virginia Opal Sanders, Joyce Ann Donoho and James E. Sanders, Sr. By Last Will and Testament dated November 14, 1992. The said James E. Sanders, Sr. having since died leaving James Holmes, William Holmes, Timothy W. Holmes and David Holmes as his only heirs at law.

THIS CONVEYANCE IS MADE SUBJECT TO:

The Plan of record in Plat Book 1424, page 68 in the Register's Office for Davidson County, Tennessee.

Easement of Old Hickory Utility District of record in Book 9745,page 973 in said Register's Office.

Easement of record in Book 1849, page 600 in said Register's Office.

Restrictive covenants of record in Book 1849, page 600 in said Register's Office.

All other easements and restrictions of record in said Register's Office.

County/City Taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 108 Wilmington Street, Old Hickory, TN 37138.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 24th day of February, 2000.

Virginia Opal Sanders
Virginia Opal Sanders

Joyce Ann Donoho
Joyce Ann Donoho

James Holmes
James Holmes

William Holmes
William Holmes

Timothy W. Holmes
Timothy W. Holmes

David Holmes
David Holmes

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 Virginia Opal Sanders, Joyce Ann Donoho, James Holmes, William Holmes, Timothy W. Holmes and David Holmes, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of February, 2000.

Amy E Eden
Notary Public

3.29.2003
My Commission Expires

AMY E. EIDEM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE