20-1-712

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/03/01 14:40 2pgs
Fees:11.00 Taxes:360.75

20010103-0001086

G-5676-E

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF December, 2000

Bertie L Witherspoon
Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melvin L. Holt (NAME)	Franklin American Mortgage (NAME)	MAP 41-7
1216 Bell Grimes Lane (ADDRESS)	501 Corporate Centre Dr. Ste 400 (ADDRESS)	PARCEL 32
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Franklin, Tennessee 37067 (CITY) (STATE) (ZIP)	10D28115

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, John B. Witherspoon, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melvin L. Holt and wife, Valerie M. Dawson Holt

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 Davidson County, Tennessee, being part of the west, part of Lot No. 3 on the Map of The Lands of K. T. Morris, deceased, of record in Book 57, Page 49, Register's Office for said County, known as Tract No. 7, and described according to an unrecorded survey made by Cantrell, Connell & Morrison Engineers, February 22, 1958, as follows:

SAID Tract No. 7 fronts 68 feet on the northerly side of Bell Grimes Lane, and extends back between parallel lines, 200 feet to a dead line, on which it measures 68 feet.

Being the same property conveyed to John B. Witherspoon and wife, Bertie L. Witherspoon by deed from Baco. Inc., of record in Book 2746, Page 23, Register's Office for said County.

The said Bertie L. Witherspoon having since died.

unimproved ( )
This is improved (X) property, known as 1216 Bell Grimes Lane, Nashville, TN 37207
(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 19th day of December, 2000

John B Witherspoon
John B. Witherspoon

DCTN01WC

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 John B. Witherspoon, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, _____, Tennessee, this 19th day of December, 2000.

Commission expires 10-25-03

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 _____, _____.

My commission expires _____

_____
Notary Public