41
HA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:

HOLLINS & ASSOCIATES
401 Church Street, Suite 2720
Nashville, Tennessee 37219

The actual consideration for this transfer
or value of property (whichever is greater)
is $175,000.00. This is equal to or greater than the
property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 2nd day of February, 2001

Notary Public
My Commission Expires: 3/24/01

RODERICK J. NAVIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER:
James R. Kane
1401 Overton Street
Old Hickory, TN 37138

SEND TAX BILL TO:
SAME

MAP 53-3
PARCEL 268

Davidson County DEEDWARR
Recvd: 02/05/01 08:23 3pgs
Fees:15.00 Taxes:647.50
20010205-0010683

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Bobby Russell Lawrence and wife, Judy Delaine Lawrence, hereinafter the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto James R. Kane, Jr. and Christy L. Hollandsworth, hereinafter the GRANTEE(S), their successors, heirs, representatives and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is improved property known as 1401 Overton Street Old Hickory, TN 37138.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

1)City and/or County Taxes for the year 2001 and subsequent years: A lien, not yet due or payable.

2)Plan of record in Plat Book 1424, page 67, Register's Office for Davidson County, Tennessee.

3) Restrictions of record in Book 1835, page 87, as amended in Book 2447, page 151, Register's Office for Davidson County, Tennessee.

4) Notice of permit by the Metropolitan Government of Nashville and Davidson County of record as Instrument #20000114004994, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his/her heirs, successors, representatives and assigns, forever; GRANTOR does further covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs, successors, representatives and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 2nd day of February, 2001

GRANTOR:

Bobby Russell Lawrence

Judy Delaine Lawrence

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Bobby Russell Lawrence and wife, Judy Delaine Lawrence, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of February, 2001

Notary Public

My Commission Expires: 3/24/01

RODERICK J. NAVIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

EXHIBIT "A"
PROPERTY DESCRIPTION

Land in Davidson County, Tennessee being all of Lot No. 149 on the Plan of Villages of Old Hickory, Section B, of record in Plat Book 1424, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Bobby Russell Lawrence and wife, Judy Delaine Lawrence by deed from Ben Dicke and wife, Janice K. Dicke of record in Book 11406, page 516, Register's Office for Davidson County, Tennessee.

BRL
Jde