Davidson County DEEDWARR
Recvd: 03/12/01 14:44 2pgs
Fees:11.00 Taxes:158.73

20010312-0023506

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 2nd day of March, 2001.

Notary Public

My Commission Expires: 9-11-2001

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:
Michael A. Nelson
2929 Selena F-95
Nashville TN

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 119-14-0-A-095.00 CO

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, **Israel Holliday** hereinafter referred to as Grantors, hereby transfers and conveys to **Michael A. Nelson, an unmarried man** 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:

Land in Davidson County, Tennessee, being Unit No. 95 on the Site Plan of Kingswood Condominiums, of record in Book 5200, page 520, Register's Office for Davidson County, Tennessee, to wit:

Together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit "C" of the Master Deed, as amended, establishing Kingswood Condominiums, of record in Book 6058, page 320, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Israel Holliday by Substitute Trustee's Deed of record in Instrument No. 200009150091861, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Book 5200, Page 520, as corrected by Surveyors Certificate of Correction of record in Book 5565, page 424, Register's Office of Davidson County, Tennessee.

Easement for Sanitary Sewer of record in Book 3645, Page 9, and in Book 3822, page 25, said Register's Office.

Easement for Sanitary Sewer of record in Book 4259, Page 977, and in Book 4260, page 332, said Register's Office.

Easement for Bell South of record in Book 6092, Page 579, Register's Office of Davidson County, Tennessee.

Lease Agreement (for Condos to Solon Automated) of record in Book 5585, page 985, and in Book 5585, page 989, said Registers Office.

Restrictive covenants/Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Book 909, page 48; Book 191, page 393; Book 1001, page 539; Book 946, page 252; Book 946, page 252; Book 1579, page 387; Book 1579, page 387, Register's Office of Davidson County, Tennessee.

Master Deed of record in Book 6058, page 320, said Registers Office.

County and/or City taxes for the year 2001 are a lien currently 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 2929 Selena F-95, Nashville TN.

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 2nd day of March, 2001.

Israel Holliday

Hollie Holliday

Hollie Holliday joins in this transaction to convey any and all interest she may have in said property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Israel Holliday and wife, Hollie Holliday, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of March, 2001.

Notary Public

9-11-2001

My Commission Expires

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

02854-ST