Davidson County DEEDWARR
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Fees:15.00 Taxes:240.50
20010510-0048627

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# WARRANTY DEED

**This Indenture** made this **3rd** day of **May, 2001** between **Estate of Rosa Holmes, ,** GRANTOR, and **Jerome L. Holt, Married ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit: **SEE ATTACHED EXHIBIT A:**

**INCLUDED IN THE ATTACHED DESCRIPTION, BUT EXPRESSLY EXCLUDED THE FOLLOWING:**
**Beginning at an iron rod on the western margin of Old Mathews Road at the southeast corner of the property of James Wallace (DB 4498, page 293, R.O.D.C.TN) located 883.5 feet more or less south of Silas Drive and being the Northeast corner of this parcel.**

**Thence with said road margin and a curve to the right having a delta of 16 deg. 00' 40" radius of 775.00 feet, length of 216.57 feet and a chord bearing of S. 16 deg. 06' 03" W. 215.87 feet to a point; Thence continuing with said road margin, S. 24 deg. 06' 23" W. 21.99 feet to an iron rod; thence leaving said road margin N. 62 deg. 53' 03" W. 183.35 feet to an iron rod; thence N. 17 deg. 40' 00" E. 177.32 feet to an iron rod; thence S. 82 deg. 00' 00" E. 179.99 feet to the point of beginning containing 0.884 acres more or less as surveyed March 28, 2001 by L. Steven Bridges, Jr., RLS 1740 of Bridges Land Surveying and Consulting, 313 East Main St., Ste. 11, Hendersonville, TN 37075**
**Being a portion of the same property conveyed to Eugene Holmes and wife, Rosa Lee Holmes by Warranty Deed from Hardin Yokley, a widower, of record in Book 2536, page 621, Register's Office for Davidson County, Tennessee.**

**Said Eugene Holmes having since died leaving property intestate to his wife, Rosa Lee Holmes. Said Rosa Lee Holmes having since died leaving said property to her three heirs by Last Will and Testament.**

**Subject to any and all easements and/or restrictions of record the Register's Office for Davidson County, Tennessee.**

**Improved property known as 2828 Old Matthews Road, Nashville, Tennessee 37207.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor s hereunto set grantor's hand(s) and seal this **3rd** day of **May, 2001.**

Valeria Allen by Roxeland Swinger
as atty in fact

Roxeland E Swinger

**Estate of Rosa Holmes**

Annette R. Rome

County of Davidson

State of Tennessee

On the 3rd day of May, 2001, before me personally appeared Rosalind Swinger, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Valeria Allen, as his/her attorney in fact and acknowledged that Rosalind Swinger executed the same as the free act and deed of the said Valeria Allen. Said Power of Attorney being recorded in Book * , page * , Register's Office for said County and State.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-26-02

* Recorded Simultaneously * herewith

* Instrument No. 200105100048626

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rosalind Swinger * the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 3rd day of May, 2001.

* and Annette Rowe

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-26-02

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $65000

Affiant

Subscribed and sworn before me this 3rd day of May, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-26-02

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**Prepared by:**
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

**Address of New Owner**
Jerome L. Holt
2828 Old Matthews Road
Nashville, Tennessee 37207

**Send Tax Bills to:**
Mortgage Resources, Inc
404 BNA Drive
Nashville, Tennessee 37217

**Map & Parcel Number:**

P/O Map 60-13 Parcel 6

File No. 01-018

# Exhibit "A"

## Legal Description

A tract of land in the 12th, formerly 21st Civil District of Davidson County, Tennessee, being known as Tract No. 1, of the Hardin Yokley lands and described according to a copy of a survey made of McKissack Bros. dated July 13, 1952, as follows:

Beginning at an iron pin in the westerly margin of Old Matthews Raod at the corner of Tracts 1 and 2; thence with the line between said tracts, N. 82 deg. West 198 feet to an iron pin; thence South 71 deg. 40' West. 341 feet to an iron pin; thence N. 54 deg. 40' E. 120.3 feet to an iron pin; thence S. 12 deg. 10' E. 102.2 feet to an iron pin in the west margin of said Old Matthews Road; thence with the margin of the same N. 24 deg. E. 121.1 feet and N. 13 deg. east 194 feet to the point of beginning.