THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Davidson County DEEDWARR
Recvd: 06/06/01 07:55 2pgs
Fees:11.00 Taxes:314.50
20010606-0058920

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Sadie H. Holder 2503 Sheridan Rd. Nashville, TN 37206	Same as New Owner	Map 73-13 Parcel 74

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, KATHERINE H. MARTIN, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto SADIE H. HOLDER, a single woman, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 16 on the Map of Dugger Heights, No. Two, of record in Book 1424, page 135, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 84.4 feet on the north side of Sheridan Drive and runs back between lines, 131 feet on the west line and 181.8 feet on the east line to a dead line in the rear on which it measures 98.6 feet.

BEING the same property conveyed to Katherine H. Martin by deed from Nathan C. Martin of record in Book 5234, page 255, Register's Office for Davidson County, Tennessee. Katherine H. Martin is now married to Allen E. Holt.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 2503 Sheridan Road, Nashville, TN 37206.

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, her heirs and assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEE, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2001, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Restrictive Covenants of record in Book 975, page 263, Book 967, page 783, Book 954, page 388, Bok 975, page 214, Book 975, page 204, Book 1757, page 309 and Book 1786, page 289, said Register's Office.

3. Any and all matters as they may appear on the plan of record in Book 1424, page 135, said Register's Office.

And, I, the GRANTOR, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

JOINDER OF SPOUSE: ALLEN E. HOLT, husband of KATHERINE H. MARTIN, joins in this conveyance to convey any and all right, title or interest which he may have in and to the real property described herein, marital or otherwise.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

Katherine H. Martin
KATHERINE H. MARTIN

Allen E. Holt
ALLEN E. HOLT

"GRANTEE"

Sadie H. Holder
SADIE H. HOLDER, a single woman

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHERINE H. MARTIN and husband, ALLEN E. HOLT, and SADIE H. HOLDER, a single woman, 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 the 1st day of June, 2001.

Patsy C. Pearson
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

Sadie H. Holder
Affiant

Sworn to and subscribed before me, this the 1st day of June, 2001.

Patsy C. Pearson
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001