40-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/08/01 16:05 2pgs
Fees:13.00 Taxes:206.09

20010808-0085637

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00 $55700.00 JBG

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF August, 2001

Notary Public

MY COMMISSION EXPIRES: My Commission Expires November 30, 2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy M. Holmes (NAME)	New Owner (NAME)	MAP 43-2
722 Oakdell Avenue (ADDRESS)	(ADDRESS)	PARCEL 2
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, American Consulting Corporation, a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeremy M. Holmes and wife, Susan J. Holmes

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 Lot 33 on the map of Subdivision of Lots 24 and 33 of the Dixie Pure Foods Subdivision, as of record in Book 421, page 74, Register's Office for said County and described as follows:

Beginning at a point in the northerly margin of Snow Avenue, formerly Commerce Street, in the center line of Milton Avenue marked closed on said plan; thence with the center of said Avenue north 20 degrees west 200 feet; thence south 80-1/2 degrees west 100 feet; thence south 20 degrees east 200 feet to the northerly margin of Snow Avenue; thence along said Avenue, north 80-1/2 degrees east 100 feet to the beginning.

Being the same property conveyed to American Consulting Corporation, a Tennessee corporation, by deed from Rosa Boatman Sutton of record in Instrument No. 200107020069474, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

unimproved ( )
This is improved (X) property, known as 1116 Snow Avenue, Madison, TN 37115
(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 8th day of August, 2001

American Consulting Corporation
By: Foster Dale Hire, Pres.
Foster Dale Hire, President

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Foster Dale Hire with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of the American Consulting Corporation the within named bargainor, and corporation, and that he as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Foster Dale Hire as such President.

Witness my hand and official seal at office at Nashville, Tennessee on this the 8th day of August, 2001.

My commission expires 11-30-2002

Notary Public

JEANNE BURTON GREGORY
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires November 30, 2002