Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Ste. 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $95,000.00

Affiant

Subscribed and sworn to before me, this 27th day of August, 2001.

Notary Public
My commission expires:

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Michael C. Holley	Owner	094-02-0176.00
1903 Eastside Avenue		
Nashville TN 37206		

My Commission Expires JUL. 27, 2002

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Stephanie Callaway, now Troup, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Michael C. Holley and wife, Valerie Jephson, hereinafter called the Grantees, their successors 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 Lot No. 113, on the plan of The Electric Car Company's 40 Acres of Land, called The United Electric RY. Plan of record in Plat Book 161, Page 8, said Register's Office.
>
> Being the same property conveyed to Stephanie Callaway from Tri-County Builders, Inc., by Warranty Deed of record in Book 10551, Page 489, Register's Office for Davidson County, Tennessee. Stephanie Callaway and Stephanie Callaway Troup are one and the same person.
>
> John Troup, husband of Stephanie Callaway Troup, joins in the execution of this instrument for the purposes of conveying his marital interests, if any, in subject property.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 1903 Eastside Avenue, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 27th day of August, 2001.

Stephanie Callaway Troup

John Troup

Davidson County DEEDWARR
Recvd: 08/30/01 16:10 2pgs
Fees:13.00 Taxes:351.50

20010830-0094424

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Stephanie Callaway Troup and John Troup, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 27th day of August, 2001.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JUL. 27, 2002

My Commission expires