Davidson County DEEDWARR
Recvd: 09/11/01 12:11 2pgs
Fees:13.00 Taxes:62.90
20010911-0098652

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **6th** day of **September, 2001** between **Estate of Eugene Holmes, ,** GRANTOR, and **Excel Real Estate & Development Co. ,** as GRANTEEs

WITNESSETH, 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 **TN,** to wit:

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.

Unimproved property known as [redacted] 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 **6th** day of **September, 2001.**

Valeria Allen By Rosalend Sewell
as atty in fact
Rosalend Sewell

Estate of Eugene Holmes

Antoinette R. Rowe

County of Davidson

State of Tennessee

On the 6th day of September, 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.

INSTRUMENT NUMBER20010510-0048626

NOTARY PUBLIC

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 10-20-2003 RUTHERFORD COUNTY, TN

MY COMMISSION EXPIRES:

****

County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $17000

Affiant

Subscribed and sworn before me this 6th day of September, 2001.

NOTARY PUBLIC

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

MY COMMISSION EXPIRES:

****

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

Address of New Owner
Excel Real Estate & Development Co.
2107 Buena Vista Pike
Nashville, TN 37218

Send Tax Bills to: New Owner

Map & Parcel Number:
Part of MAP 60-13
Parcel 6

County of Davidson

State of Tennessee

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Rosalind Swinger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged him/her self to be the Heir of the Estate of Eugene Holmes, and that he/she as such Heir executed the foregoing instrument for the purpose therein contained by signing the name of Estate of Eugene Holmes by him/her self as Heir. Witness my hand and official seal this 6th day of September, 2001.

Rosalind Annette Rowe

NOTARY PUBLIC

NOTARY PUBLIC AT

MY COMMISSION EXPIRES: 5-26-02