COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **25th** day of **September, 2001, by and between MARY KATHERINE BONER, UNMARRIED, hereinafter called Grantor, and JIMMY HOLT, UNMARRIED, hereinafter called Grantee.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, MARY KATHERINE BONER, UNMARRIED, Grantor, does hereby bargain, sell, transfer and convey unto JIMMY HOLT, UNMARRIED, hereinafter referred to as Grantee, his/her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1124 SUNNYMEADE DRIVE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Mary Katherine Boner
MARY KATHERINE BONER
Signature of Seller

_____
Signature of Seller

Davidson County DEEDWARR
Recvd: 10/02/01 15:06 3pgs
Fees:18.00 Taxes:194.25
20011002-0106663

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, MARY KATHERINE BONER, UNMARRIED, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **25th** day of September, 2001.

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

JIMMY HOLT, UNMARRIED
3921 Sussex Dr.
Nashville, TN 37207

Property Address:

1124 SUNNYMEADE DRIVE
NASHVILLE, TN 37216

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 61-15, PARCEL 176

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$52,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **25th** day of **September, 2001.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 15 of Block "A" on the plan of the Re-subdivision of Sunnymeade, Unit No. 1 and the Subdivision of Sunnymeade Unit No. 2 of record in Book 974, pages 56 and 57, Register's Office for said cocunty.

Said Lot NO. 15 fronts 60 feet on the southerly side of Sunnymeade Avenue and runs back between parallel lines 140 feet to a dead line...

BEING the same property conveyed to ORVILLE NEWTON OSMENT AND WIFE, VIRGINIA D. OSMENT, by Deed from HELEN R. LONG, A WIDOW, of record in deed book 2135, page 361, Register's Office for DAVIDSON County, Tennessee. The said Orville Newton Osment having since died, the property vested by operation of law in his surviving spouse, Virginia D. Osment, a/k/a Virginia Osment. Virginia D. Osment, a/k/a Virginia Osment died and by her Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, to Will Book 175, page 70, the property was devised and bequeathed unto Mary Katherine Boner, the Grantor herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 61-15, PARCEL 176).

2. All matters as set forth on the Plan of record in Plat Book 974, page 56, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.