This space for Register's Office:

Davidson County DEEDWARR
Recvd: 12/11/01 16:06 2pgs
Fees:13.00 Taxes:18.50

20011211-0136856

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
504 Autumn Springs Ct #18
Franklin, Tennessee 37067

ADDRESS NEW OWNER:
Heike Holt
102 Wychewood Cove
Madison, Tennessee 37115

SEND TAX BILLS TO:
Same

Tax Map 43-15 195

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **Margaret Johnson**, hereinafter called the **Grantor**, do hereby convey unto **Heike Holt and husband, Jeff Holt, As Joint Tenants With Right Of Survivorship** hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

LAND in Davidson County, Tennessee, being Lot No. 95 in the Kingsway Green Subdivision as shown by the plat which is of record in Book 3842, page 227, Register's Office of Davidson County, Tennessee, to which record reference is hereby made.

BEING the same property conveyed to Margaret Johnson, by Deed from Maude E. Strasser, now deceased, of record in Book 10798, Page 646, and Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and covenants of record in Book 4280, page 68, Register's Office of Davidson County, Tennessee, and all zoning ordinances or laws of any governmental authority.

This is improved property, known as: 104 Wychewood Cove, Madison, Tennessee 37115

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER CONVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee,

Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10 day of Dec. 2001.

Margaret Johnson
Margaret Johnson

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Margaret Johnson, known to me to be the person whose name is subscribed to the foregoing document, who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 10 day of December 2001.

Notary Public in and for the
State of Tennessee

JAMES C. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

My Commission Expires: 3-21-02

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $5,000.00

Heike Holt
Affiant

Sworn and subscribed before me on December 10, 2001.

Notary Public

JAMES C. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

My Commission Expires: 3-21-02