THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
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Davidson County DEEDWARR
Recvd: 12/19/01 08:10 2pgs
Fees:13.00 Taxes:555.00

20011219-0139809

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
James Holland, et ux 1439 Ardee Ave. Nashville, TN 37216	Same as New Owner	Map 69 Parcel 76

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, TERRY F. FLATT and wife, KIM L. FLATT, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto JAMES HOLLAND and wife, NORMA HOLLAND, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract or parcel of land in Davidson County, Tennessee, being described as Tract #2 on a survey dated July 17, 2001 and revised December 7, 2001, by Steven D. Delle, Registered Land Surveyor, No. 1710, being more particularly and specifically described as follows, to-wit:

COMMENCING at an iron rod situated in the easterly margin of Stewarts Lane, said point also being the northwest corner of the Barbara Ann Mercurio property of record in Book 140, Page 637, Register's Office for Davidson County, Tennessee; thence, along said road, N 01 deg. 38 min. 06 sec. E a distance of 316.63 feet to the point of beginning of the herein described tract of land; thence, along said road, N 01 deg. 38 min. 06 sec. E, a distance of 100.00 feet to an iron rod situated in the southerly margin of the Illinois Central Gulf Railroad; thence, along said railroad, along a curve to the right, having a central angle of 38 deg. 17 min. 45 sec., a radius of 1860.00 feet, a tangent of 645.82 feet, a length of 1243.20 feet, and having a chord which bears S 83 deg. 58 min. 58 sec. E, a distance of 1220.19 feet to an iron rod; thence, leaving said railroad, S 26 deg. 21 min. 56 sec. W, a distance of 352.92 feet to an iron rod; thence, N 88 deg. 31 min. 03 sec. W, a distance of 526.19 feet to a point situated in the centerline of a creek; thence, along said centerline of creek, N 25 deg. 23 min. 57 sec. W, a distance of 207.58 feet to a point; thence, along said centerline of creek, N 37 deg. 24 min. 56 sec. W, a distance of 36.71 feet to a point; thence, along said centerline of creek, N 50 deg. 50 min. 22 sec. W, a distance of 68.38 feet to a point; thence, along said centerline of creek, N 34 deg. 55 min. 43 sec. W, a distance of 74.86 feet to a point; thence, leaving said creek, N 88 deg. 21 min. 54 sec. W, a distance of 326.48 feet to the point of beginning and containing 366,702.458 square feet or 8.418 acres of land.

BEING a part of the same property conveyed to Terry F. Flatt and wife, Kim L. Flatt, by deed from Volunteer Investments, Inc. of record in Book 11149, page 830, Register's Office for Davidson County, Tennessee.

The foregoing description was prepared from a survey dated July 17, 2001 and revised December 7, 2001, by Steven D. Delle, Registered Land Surveyor, No. 1710.

The current mailing address for said property is 4032 Stewarts Lane, Nashville, TN 37218.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2001, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Subject to any and all matters as they may appear on the survey dated 717/01 and revised 12/7/01 by Steven D. Delle, Registered Land Surveyor No. 1710, including part of the property lying within the 100 Year Flood Line as shown on said survey.

And, we, the GRANTORS, 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

TERRY F. FLATT

KIM L. FLATT

"GRANTEES"

JAMES HOLLAND

NORMA HOLLAND

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERRY F. FLATT and wife, KIM L. FLATT, and JAMES HOLLAND and wife, NORMA HOLLAND, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 14th day of December, 2001.

NOTARY PUBLIC

DIANA C. FRAZIER
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 23, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $0,000.00.

Affiant

Sworn to and subscribed before me, this the 14th day of December, 2001.

NOTARY PUBLIC

DIANA C. FRAZIER
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 23, 2005