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Healthy 48A

THIS INSTRUMENT PREPARED BY:

JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Davidson County DEEDWARR
Recvd: 12/27/01 13:37 3pgs
Fees:18.00 Taxes:481.00



20011227-0142620

ADDRESS NEW OWNER AS FOLLOWS: SEND TAX BILLS TO:		MAP-PARCEL NOS.
Charles Jeffery Cardwell 6550 Holt Road Nashville, TN 37211	New Owner	Map 172 P/O Parcel 136.00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **HOLT VALLEY, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **CHARLES JEFFERY CARDWELL AND WIFE, NANCY LOVE CARDWELL**, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See the attached **Exhibit "A"** which is incorporated herein by reference.

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, its successors and assigns, forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on **Exhibit "B"**; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 7th day of Janaury, 1999.

HOLT VALLEY, LLC
a Tennessee limited liability company

By: _____
James R. Carbine, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

Affiant

Subscribed and sworn to before me this
7th day of January, 1999.

Notary Public
My commission expires: 5/27/01

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James R. Carbine with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of HOLT VALLEY, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as President.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of January, 1999.

Notary Public
My commission expires: 5/27/01

CARDWELL.WD

Exhibit "A"
Property Description

LAND in Davidson County, Tennessee, being Lot Nos. 120 and 123 on the plan of Highland Creek, Section Three, as of record as Instrument No. 20011211-0136446, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Holt Valley, LLC, a Tennessee limited liability company by deed from Charles Edward Cardwell and wife, Anna Marie Cardwell of record in Book 11294, Page 651, said Register's Office for Davidson County, Tennessee, and by Quitclaim Deed recorded in Book 11294, page 658, said Register's Office. The said Holt Valley, LLC, merged with Holt Valley, a Tennessee general partnership leaving Holt Valley, a Tennessee general partnership as the surviving entity, said merger being evidenced by a Certificate of Merger filed with the Tennessee Secretary of State on January 5, 1999, a copy of which is recorded as Instrument No. 20010215-0014437, said Register's Office. The title to the property is now vested in Holt Valley, a Tennessee general partnership.

Exhibit "B"
Permitted Exceptions

1. Taxes for the year 2001, a lien now due and payable.
   Map 172, Part of Parcel 136.00

2. Matters shown on the plan of record as Instrument No. 20011211-0136446, Register's Office for Davidson County, Tennessee.

3. Easement for sanitary sewer and/or storm drainage of record in Book 10569, page 732, said Register's Office.

4. Storm water detention agreement of record in Book 11338, page 738, said Register's Office.

5. Declaration of Covenants, Conditions and Restrictions of Holt Valley, of record in Book 11568, page 311, said Register's Office, amended by First Supplement of record as Instrument No. 20000413-0037474, said Register's Office.

6. Bylaws of Holt Valley of record in Book 11568, page 301, said Register's Office.