Davidson County DEEDWARR
Recvd: 02/01/02 08:22 2pgs
Fees:13.00 Taxes:307.10

20020201-0014089

THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
David Holt 521 Singer Drive Madison, TN 37115	1st Trust Bank for Savings P.O.Box 17257 Memphis, TN 38187-0257	43-6-247

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Zoltan D. Zahuczky and wife, Janine A. Zahuczky

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Holt, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot Number 172, on the Plan of Madison Park, Section 6, of record in Plat Book 4300, Page 58, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Zoltan D. Zahuczky and wife, Janine A. Zahuczky by Deed of record in Book 10249, Page 121, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

This is improved property known as: 521 Singer Drive Madison, TN 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 GRANTEES, their heirs and assigns, forever; and we 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 the same is unencumbered, unless otherwise herein set out; and we 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS OUR HANDS THIS 4th day of January, 2002

Zoltan D. Zahuczky

Zoltan D. Zahuczky

Janine A. Zahuczky

Janine A. Zahuczky

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, Zoltan D. Zahuczky and wife, Janine A. Zahuczky

with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 4th day of January, 2002

K. J. Shelton
Notary Public

My Commission expires August 24, 2003

K. J. SHELTON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

My Commission Expires AUG 24, 2003

STATE OF TENNESSEE

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,000.00

Zoltan D. Zahuczky
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th day of January, 2002

My Commission Expires: August 24, 2003

K. J. Shelton
Notary Public

K. J. SHELTON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

My Commission Expires AUG 24, 2003