THIS INSTRUMENT PREPARED BY:
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075
Our File Number: 12425A

MAP/GROUP/PARCEL:
072-12-0/280.00

NEW OWNER'S NAME AND ADDRESS:
MR. AND MRS. SAM P. HOLT, SR.
2003 PORTER ROAD
NASHVILLE, TN 37206-1220

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 06/27/02 09:05 2pgs
Fees:13.00 Taxes:292.30
20020627-0077235

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, Pauline F. Payne and Francis J. Payne, husband and wife, hereinafter called Grantors, do hereby transfer and convey unto Sam P. Holt, Sr. and Frances F. Holt, husband and wife, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No. 152 on the Plan of Burchwood Gardens, Section 2, of record in Plat Book 2900, Page 66, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete and accurate description of said property.

The subject property is improved property commonly known as 1903 Upland Drive, Nashville, Tennessee 37216.

BEING the same property conveyed to Pauline F. Hendrixson herein by deed of record in Book 9439, Page 668, Register's Office for Davidson County, Tennessee.

Pauline F. Payne and Pauline F. Hendrixson are one and the same person.

Francis J. Payne, husband of Pauline F. Payne, joins in this conveyance for the purpose of conveying any interests, marital or otherwise in said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Pauline F. Payne (formerly known as Pauline F. Hendrixson)

Francis J. Payne

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Pauline F. Payne and Francis J. Payne, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at ~~offices~~ in Hendersonville, TN, on this the 21st day of June, 2002.

NOTARY PUBLIC

My Commission Expires:

CHRIS FORSYTHE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires October 15, 2003

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $79,000.00.

AFFIANT

Sworn to and subscribed before me, this the 21st day of June, 2002.

NOTARY PUBLIC

My Commission Expires:

CHRIS FORSYTHE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires October 15, 2003