41
J. Green

This Instrument prepared by:
Jeffrey A. Greene, P.C.
113 29th Avenue South
Nashville, Tennessee 37212

Send Tax Bills to New Owner at:

James A. Terrell
208 Woodford Place
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 08/30/02 15:09 3pgs
Fees:18.00 Taxes:3367.00
20020830-0105507

Map & Parcel: 131-3/A
Map & Parcels: 131-2/58, 59, 60, 61
Map & Parcel: 117-11/20

GENERAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THAT, Mary Joyce Lynch, Trustee, (hereinafter the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by, Terry B. Holleman and James A. Terrell, Joint Tenants with rights of survivorship (hereinafter the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

SEE ATTACHED EXHIBIT A - LEGAL DESCRIPTION.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee, its successors and assigns, forever. The Grantor, for itself and its heirs, successors and assigns covenants with the Grantee that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple of the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has done no act to encumber the Property; and that the Grantee shall have quiet possession of die Property; and the Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by through or under the Grantor or any other person.

EXCEPTIONS: This conveyance is subject to all restrictions and easements of record, all matters shown on the Plat of Colonial Heights and all matters that would be revealed by an accurate survey of the premises.

IN WITNESS WHEREOF, this General Warranty Deed is executed by the Grantor as of the 28th day of August, 2002.

Mary Joyce Lynch, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public in and for said County and State, personally appeared **MARY JOYCE LYNCH,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Executrix of George Niederhauser Trust, the within named grantor, and that as such Executrix executed the foregoing instrument for the purpose therein contained.

Notary Public

My Commission Expires:

JEFFREY A. GREENE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires MAY 28, 2003

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value for this transfer of property is Nine Hundred Ten Thousand Dollars ($910,000.00).

Affiant

Sworn to and subscribed before me this 28th day of August, 2002.

Notary Public
My Commission Expires:

JEFFREY A. GREENE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires MAY 28, 2003

EXHIBIT A - LEGAL DESCRIPTION
Warranty Deed

Parcel A:

Land in Davidson County, Tennessee, being Lot Nos. 6, 7, 8, 9 and the westerly 50 feet of Lot No. 10 on the plan of Colonial Heights Subdivision, as of record in Book 1130, page 102, Register's Office for said County; for a more complete description reference to said plan is hereby made.

Being the same property conveyed to George Niederhauser, Trustee, now deceased, from J. Leroy Davis and wife, Bessie T. Davis and P.K. Crowder and wife, Paula Davis Crowder as of record in Book 4274, page 674, Register's Office for Davidson County, Tennessee.

Improved Property known as: 1912, 1916, 1920, 1924 Warfield Drive, Nashville, TN.

Parcel B:

Being the westerly 60 feet front and 60.3 feet rear of Lot No. 16 and the easterly 30 feet front and 30.3 feet rear of Lot No. 17 on the Map of Colonial Heights, as of record in Book 1130, page 102, Register's Office for Davidson County, Tennessee. Said parts of said lots adjoin and front together 90 feet on the south side of Warfield Drive, and runs back between lines, 190 feet more or less on the westerly line of said part of Lot No. 17 and 182 feet more or less on the easterly line of said part of Lot 16, to a dead line in the rear, measuring 90.6 feet thereon.

Being the same property conveyed to George Niederhauser, Trustee, now deceased, by Beatrice C. Tindall, as of record in Book 4489, page 715, Register's Office for Davidson County, Tennessee.

Improved Property known as: 1909 Warfield Drive, Nashville, TN.

Parcel C:

Land in Davidson County, Tennessee, being the northerly 107 feet of Lot No. 65 on the Map of the north part of Noel's Subdivision of Watkins Grove, as of record in Book 547, page 156, Register's Office for said County.

Being the same property conveyed to Ed Niederhauser Trust of record in Quitclaim Deed in Book 6523, page 402, Register's Office for Davidson County.

Improved Property known as: 3434 Amanda Avenue, Nashville, TN.