Davidson County DEEDWARR
Recvd: 11/04/02 11:59 2pgs
Fees:13.00 Taxes:314.50

20021104-0134913

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP41362

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER FOR THIS TRANSFER IS
$85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS
25th day of October, 2002

Notary Public

MY COMMISSION EXPIRES:

ALAN MANNING NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Britt Holden, Sr.	Columbia National, Inc.	82-7-523
829 Joseph Avenue	P.O.Box 3050	
Nashville, TN, 37207	Columbia, MD 21045-6050	

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, I/WE,

Heirs At Law of Ernestine Rees, Deceased

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

Britt Holden, Sr. and Rita A. Holden, Husband and Wife

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:

Being Lot No. 36 on the Plan of the Nashville Housing Authority Subdivision No. 1, of record in Book 3700, page 42, Register's Office for Davidson County, Tennessee.

Said Lot No. 36 fronts 57.5 feet on the easterly margin of Joseph Avenue and runs back between parallel lines 135.7 feet to an alley dedication.

Being the same property conveyed to William A. Rees and wife, Ernestine Rees, by Warranty Deed from Andrew Ewing, Trustee, of record in Book 4052, Page 846, Register's Office for Davidson County, Tennessee. Said Warranty Deed was re-recorded in Book 4053, Page 808, said Register's Office.

Unimproved ( )
This is improved (X) property known as 829 Joseph Avenue, Nashville, TN 37207

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 my/our hand(s) this 25th day of October, 2002

Heirs At Law of Ernestine Rees, Deceased

BY: _____
Arthur Rees

BY: _____
Larry Rees

BY: _____
Darlene Rees

BY: _____
Deborah Butler

BY: _____
Jeannette Chatman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Arthur Rees, Larry Rees, Darlene Rees, Deborah Butler, Jeannette Chatman,, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of October, 2002

_____
Notary Public

My Commission Expires 5/25/06

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.