	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is ~~$111,500.00~~ $108,900.00 Affiant Subscribed and sworn to before me, this the 18th day of December, 2002. Notary Public My commission expires: My Commission Expires April 6, 2004 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/03/03 10:40 2pgs
Fees:13.00 Taxes:402.93

20030103-0001070

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Tosha Rogers	**Franklin American Mortgage Company**	133-02-66.00
234 Thuss Avenue	**501 Corporate Centre Drive, #400**	
Nashville, TN 37211	**Franklin, TN 37067**	

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

Christy R. Holt, who acquired title as Christy R. Kemp, and husband, Matthew Holt

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

Tosha Rogers

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:

Lot 18 on the plan of Pleasant View of record in Plat Book 1130, Page 43 , Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being all of the property conveyed to Christy R. Kemp, Unmarried by Deed dated January 30, 1998 from Ernestine M. Burris, a widow of record in Book 10784, Page 91, Register's Office for Davidson County, Tennessee

Matthew Holt as spouse of Christy R. Holt hereby joins in this conveyance solely for the purpose of conveying all right, title and interest he may have in and to the above described property.

This conveyance is subject to the following:

Taxes for the year 2003, a lien, but not yet due and payable.

The Plan of record in Book 1130, Page 43, Register's Office for Davidson County, Tennessee shows an Owner's Certificate, certain notes, easements, and setback lines.

This is improved (_XX_) Unimproved (____) property, known as **234 Thuss Avenue, Nashville, TN 37211**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 18th day of December, 2002.

Christy R. Holt

Matthew Holt

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Christy R. Holt and Matthew Holt,** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Brentwood, Tennessee on this **18th** day of **December, 2002.**

Notary Public

My Commission Expires:

RITA ANN MANGRUM NOTARY PUBLIC WILLIAMSON CO., TN

My Commission Expires
April 6, 2004