Fire Box 9B
First Title & Escrow Co.,Inc.
# 19867

BOOK 9998 PG 113

26B

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| James T. Holbrook<br>and wife,<br>Kimberly W. Holbrook<br>106 Wentworth Avenue<br>Nashville, TN 37215 | Nashville Bank of<br>Commerce<br>218 29th Avenue N.<br>Nashville, TN 37203 | Map 116-160B<br>Parcel 037.00Co |

This instrument prepared by: Robert J. Notestine III, Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

This Instrument is being rerecorded to correct the plat reference.

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, David S. Harkness and wife, Betty G. Harkness (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto James T. Holbrook and wife, Kimberly W. Holbrook (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

**Being Lot No. 37 on the Plan of the Second Revision of The Iroquois of Nashville, of record in Plat Book 6900, pages 61 & 62, ** Register's Office for Davidson County, Tennessee.**
Plat Book 8250, page 399

Being the same property conveyed to David S. and Betty G. Harkness by Warranty Deed from Rochford Realty & Construction Co., Inc. of record in Book 8671, Page 611 and as re-recorded in Book 8755, page 68, Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 106 Wentworth Avenue, Nashville, Tennessee 37215.

Davidson County DEEDWARR
Recvd: 02/05/03 11:23 2pgs
Fees:12.00 Taxes:0.00
20030205-0015853

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $434,000.00.

James T. Holbrook
Affiant

Subscribed and sworn to before me this 29th day of March, 1996.

Notary Public

My Commission Expires January 24, 1998

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' heirs and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 29th day of March, 1996.

David S. Harkness

Betty G. Harkness

**STATE OF TENNESSEE}**
**COUNTY OF DAVIDSON}**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David S. Harkness and wife, Betty G. Harkness**, the bargainors 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 Nashville, Tennessee, this 29th day of March, 1996.**

NOTARY PUBLIC

**My Commission Expires:** January 24, 1998

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

96 APR -1 PM 1:57
FELIX A. DELUCA REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0166031