Prepared by & After Recording Return To:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075
File No. 05-0302-80709

RAMSEY NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $ 105,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of February, 2003.

Notary Public: Angela A. Ramsey
My commission expires: 05/28/06

Address of New Owner:	Send Tax Bills to:	Tax Information
Terry Vanderpool	Countrywide Home Loans	073-05-0 158.00
2318 Demarius Drive	718 Thompson Lane, Suite 104	
Nashville, TN 37216	Nashville, TN 37204-3612	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael T. Holder and wife, Charson Henderson Holder, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Terry Vanderpool and wife, Jessie Vanderpool, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

> Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Addition No. 3 to Riverwood Heights, of record in Plat Book 2083, Page 16, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Michael T. Holder and wife, Charson Henderson Holder, by deed from Mattie Sue Warren, unmarried, of record in Book 11404, Page 870, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 2318 Demarius Drive, Nashville, Tennessee 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 28th day of February, 2003.

Michael T. Holder

Charson Henderson Holder

Davidson County DEEDWARR
Recvd: 03/07/03 11:53 2pgs
Fees:13.00 Taxes:388.50

20030307-0030433

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael T. Holder and Charson Henderson Holder, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Hendersonville, Tennessee, this 28th day of February, 2003.

Notary Public: Angela A. Ramsey

My Commission expires 05/28/06

