Return to: B-3320

Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 03/10/03 15:07 2pgs
Fees:13.00 Taxes:510.60
20030310-0031320

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 FOURTH AVENUE, NORTH
P. O. BOX 198888
NASHVILLE, TENNESSEE 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $138,000.00.

Roberta J. Bealer
Affiant

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

Notary Public

My Commission Expires: 4/16/06

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

Address New Owner As Follows:
Roberta Bealer
311 Garrett Drive
Nashville, TN 37211

Send Tax Bills To:
Same

Map-Parcel Number:
147-05-0 070.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL T. HOLLAND**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ROBERTA BEALER** * an unmarried woman, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 148 on the Plan of Caldwell Hall, Section 1, Revised, as of record in Book 2900, page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 148 fronts 80 feet on the southerly side of Garrett Drive and extends back 200.7 feet on the easterly line and 152.8 feet on the westerly line to a dead line measuring 95 feet thereon.

Being the same property conveyed to Michael T. Holland by deed from Debbie Faulkner, Spencer Faulkner and Dina Faulkner Sanders of record in Book 10738, page 846, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2003 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Building Restrictions, Caldwell Hall, Section No. 1, of record in Book 2929, page 117, and as amended in Book 2997, page 93, Register's Office for Davidson County, Tennessee.

3. All matters as shown on the Plan of record in Book 2900, page 58, Register's Office for Davidson County, Tennessee.

This is improved property known as 311 Garrett Drive, 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 Grantee, her heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 28th day of February, 2003.

Michael T. Holland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL T. HOLLAND**, unmarried, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of February, 2003.

Notary Public

My Commission Expires: 10/25/07