WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/11/03 10:13 2pgs
Fees:13.00 Taxes:876.90

20030311-0031768

ET-03-3685

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,000.00.

Affiant

Subscribed and sworn to before me, this 28th DAY OF February, 2003.

Notary Public

MY COMMISSION EXPIRES: 3.6.06
(AFFIX SEAL)

Phillip Davis Alexander NOTARY PUBLIC AT LARGE My Commission Exp. March 6, 2006 Williamson County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
David N. Childs, an unmarried man	Suntrust Bank	
(NAME)	(NAME)	
4102 Colorado Avenue	P.O. Box 57028	103-04-394.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209	Irvine, CA 92169-7028	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we CATHERINE HAURY HOLTON AND, HUSBAND MICHAEL L. HOLTON, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto DAVID N. CHILDS, AN UNMARRIED MAN , hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being the west 50 feet of the east 100 feet of Lot No. 38 on the Plan of West End Annex, of record in Deed Book 332, Page 61, Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 50 feet on the north side of Colorado Avenue and runs back between parallel lines 162.9 feet to an alley.

Being the same property conveyed to Catherine M. Haury, for her sole and separate estate by Quitclaim Deed from John D. Haury dated May 3, 1996 as of record in Book 10046, Page 658, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to John D. Haury and wife, Catherine M. Haury by Deed from Paul Haury dated March 15, 1983 as of record in Book 6023, Page 657, Register's Office for Davidson County, Tennessee.

Catherine M. Haury is one and the same person as Catherine Haury Holton.

Said Michael Holton joins in this Deed of Trust for the purpose of conveying and waiving such marital rights, if any, he may have in and to the said property.

This conveyance is subject to any and all restricitons and easements of record.

This conveyance is subject to restrictions of record in Book 7532, Page 77 and Book 7768, Page 812, said Register's Office.

unimproved ( )
This is improved (X) property, known as 4102 Colorado Avenue, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 28th day of February, 2003.

Catherine Haury Holton

Michael L. Holton

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Catherine Haury Holton and Michael L. Holton, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of February, 2003.

My Commission Expires: 9.9.03

Notary Public

BEVERLY J. HEATHERLY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 28th day of February, 2003.

My Commission Expires _____

_____
Notary Public

RETURN TO:

EXECUTIVE TITLE LLC

2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

MARY FRANCES RUDY

ATTORNEY - AT - LAW