Prepared by and after Recording Return To:
Title Enterprise Service Company LLC
109 Westpark Drive, Suite 100
Brentwood, TN 37027
6030007

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carolyn L. Shakir, unmarried** (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **John Holman, Jr,unmarried and Donna F. Adams, unmarried** (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 35 on the Map of S.A. Champion's Subdivision as of record in Book 161, page 132, Register's Office for said County.

Said Lot No. 35 fronts 50 feet on the westerly side of 21st Avenue North and runs back between parallel lines long the north margin of Harding Street 154.1 feet to an alley.

Being the same property conveyed to Carolyn L. Shakir by Quitclaim Deed from Alma F. Quaye and Mathew L. Miller, Jr., as tenants in common, dated 4-10-96, recorded 4-10-96, in Book 10011, page 599, Register's Office for Davidson County, Tennessee. Also acquired by Deed of record in Book 7970, page 506, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 3 day of MARCH, 2003.

Carolyn L. Shakir

Carolyn L. Shakir

Davidson County DEEDWARR
Recvd: 03/17/03 09:44 2pgs
Fees:13.00 Taxes:314.13

20030317-0034854

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Carolyn L. Shakir** 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 foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 3 day of March, 2003

Holly Leigh Grant

Notary Public

My Commission Expires: 5.22.04

HOLLY LEIGH GRANT NOTARY PUBLIC AT LARGE Williamson County, TN

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $84,900.00which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Brittney Roland

Affiant

Subscribed and sworn to before me this 3 day of March, 2003.

Holly Leigh Grant

Notary Public

My Commission Expires: 5.22.04

HOLLY LEIGH GRANT NOTARY PUBLIC AT LARGE Williamson County, TN

MAP AND PARCEL NUMBERS: 81-15 631.00

ADDRESS NEW OWNER:
1061 21st Avenue, North
Nashville, TN 37208

SEND TAX BILLS TO THE SAME ADDRESS