RETURN TO: American Escrow Company, P O Box 1733, Hendersonville, Tn 37077

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/23/03 13:16 2pgs
Fees:13.00 Taxes:991.60

20030523-0070708

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 268,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th DAY OF May, 2003

Notary Public

MY COMMISSION EXPIRES: 8-24-03
(AFFIX SEAL)

SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

My Commission Expires AUG 24, 2003

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PHILLIP A. LYONS (NAME)	NEW OWNER (NAME)	Map 180-4A
Lot 23 Century Oak Drive (ADDRESS)	(ADDRESS)	Parcel 102.00
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, HOLT VALLEY, a Tennessee general partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHILLIP A. LYONS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 23 on the Plan of Highland Creek, Section Two, a Planned Unit Development, of shown in Instrument No. 20030424-0055118, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING part of the same property conveyed to Holt Valley, LLC, a Tennessee limited liability company by deeds from Richard A. Nelson and wife, Christine M. Nelson, of record in Book 11294, Page 633, R.O.D.C., TN; from Sharon Vaughn Lewis of record in Book 11294, page 637, R.O.D.C., TN; from James O. Shannon and wife, Dale E. Shannon of record in Book 11294, page 641, R.O.D.C., TN; from Radnor Homes, Inc. of record in Book 11294, page 644, R.O.D.C., TN; from Vira M. Honeycutt and husband, Sam W. Honeycutt, Sr. of record in Book 11294, page 647, R.O.D.C., TN; from Charles Edward Cardwell and wife, Anna Marie Cardwell of record in Book 11294 page 651, R.O.D.C., TN; from Dean Dail Freetly and wife, Mary Alice Freetly, of record in Book 11294, page 655, R.O.D.C., TN; and further by Quitclaim Deed recorded in Book 11294, page 658, Register's Office for Davidson County, Tennessee. The said Holt Valley, LLC, merged Holt Valley, a Tennessee general partnership leaving Holt Valley, a Tennessee general partnership as the surviving entity, said merger being evidenced by a

CONTINUED ON PAGE TWO

unimproved ( )
This is improved (X) property, known as Lot 23 Century Oak Drive, Nashville, TN 37211
(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 hand this 9th day of May, 2003

HOLT VALLEY

By: Denzel H. Carbine, Partner

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Denzel H. Carbine and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Partner and _____ respectively of the HOLT VALLEY the within named bargainor, a partnership, and that he as such Partner and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the partnership, by the said Denzel H. Carbine as such Partner, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office in NASHVILLE, TN on this the 9th day of May, 2003

My commission expires 5/20/2007

_____
Notary Public

CONTINUATION OF LEGAL DESCRIPTION

Certificate of Merger filed with the Tennessee Secretary of State on January 5, 1999, a copy of which is recorded as Instrument No. 20010215-0014437, said Register's Office. The title to the property is now vested in Holt Valley, a Tennessee general partnership.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 11568, Page 311, in Instrument No. 20000413-0037474, and By-Laws in Book 11568, page 301, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.