Davidson County DEEDWARR
Recvd: 05/03/03 13:37 2pgs
Fees:13.00 Taxes:624.93

20030603-0075396

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 30, 2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $168,900.00

Affiant

Subscribed and sworn to before me, this 23 day of May 2003.

Notary Public
My commission expires: 04/21/07

Address of New Owner:	Send Tax Bills to:	Tax Information
Clint A. Daniels	Clint A. Daniels	172-15-0-A 002.00CO
2841 Call Hill Rd.	2841 Call Hill Rd.	
Nashville TN 37211-0000	Nashville, TN 37211	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Vera C. Phipps an unmarried person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Clint A. Daniels and wife Barbra J. Daniels hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, TN, being Lot No. 2 on the Plan of Holt Woods, Section One, of record in Plat Book 7900, Pages 878 and 879, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Vera C. Phipps by deed from Claridge Builders, Inc. of record in Book 9851 page 423 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2003 taxes a lien which are not yet due and payable. 2) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 9570 page 13 and in any allied instruments(s) referred to in said restrictions. 4) Bylaws for Holt Woods Homeowners Association of record in Book 9570 Page 13 5) Easement for right of way of Holt Hills Road as set forth in instrument recorded in Book 7900 Page 668

This property is improved property known as 2841 Call Hill Rd., Nashville, Tennessee 37211-0000

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 23rd day of May, 2003.

Vera C. Phipps

Vera C. Phipps

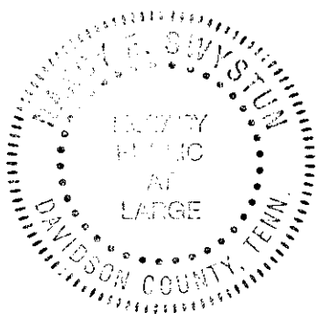
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vera C. Phipps , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 23rd day of May, 2003.

Notary Public

My Commission expires: ~~04/21~~ 1/27/07 NES



My Commission Expires JAN. 27, 2007

FILE NO: 03853