Davidson County DEEDWARR
Recvd: 06/19/03 15:12 3pgs
Fees:18.00 Taxes:712.25

20030619-0085100

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 $192,500.00

Affiant

Subscribed and sworn to before me, this 19th day of June, 2003.

Notary Public

My Commission Expires: 1-21-07

ERLENE LEE RICHMOND NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Michael Holland 167 Jefferson Square Nashville, TN 37215	Same	131-15-0-A 167.00

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KELLIE L. HOLLAND AND SPOUSE, JOHN THOMAS HOLLAND, II,** hereinafter called the Grantors, has bargained and sold, and by these presents does transfer and convey unto **MICHAEL HOLLAND**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 167 on the Plan of Section One, Jefferson Square Townhouses, as of record in Book 4675, page 12, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Kellie L. Holland, by deed from Mark H. Anderson, Trustee, of record in Book 7789, page 991, 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. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Jefferson Square (Section One), of record in Book 4731, page 332, and Amendments to the Master Deed of Jefferson Square (Section One), of record in Book 5826, page 693, and Amendment #2 to Master Deed of record in Book 8550, page 3, Register's Office for said County.

3. By-Laws of Jefferson Square Section One of record in Book 4731, page 341, and as amendments thereto, of record in Book 5676, page 31, Book 5700, page 719, Book 8036, page 54, Book 8057, page 179, Book 8231, page 418, Book 8550, page 973, Book 9276, page 249, and Book 10355, page 306, Register's Office for Davidson County, Tennessee.

4. All matters as shown on the Plan of record in Book 4675, page 12, Register's Office for Davidson County, Tennessee.

John Thomas Holland, II joins in this instrument to convey, and does hereby convey, any interest which he may have in the subject property.

This is improved property known as 167 Jefferson Square, Nashville, TN 37215.

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, his 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, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 19th day of June, 2003.

Kellie L. Holland

John Thomas Holland, II

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 19th day of June, 2003.

Notary Public

My Commission Expires: 10/25/03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN THOMAS HOLLAND, II**, 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 19th day of June, 2003.

Notary Public

My Commission Expires: 10/25/03