WARRANTY DEED

Box 28-B

The actual consideration or value for this transfer is $ 331,000.00

AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 30 day of JUNE, 2003.

NOTARY PUBLIC
My Commission Expires: 3-27-04

Davidson County DEEDWARR
Recvd: 07/10/03 09:36 2pgs
Fees:13.00 Taxes:1224.70

20030710-0095401

This space for Register of Deeds

This instrument prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN 37201, file#03060006

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Jeremy M. Holmes & Susan Holmes New Owner 1913 Neely's Bend Road Madison, TN 37115		74-00-0 / 76.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Jeremy M. Holmes , and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **DALE M. GARRETT, Sr.** and wife, **JUNE GARRETT**, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

JEREMY M. HOLMES, & Susan Holmes , the GRANTEE herein, his heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

A tract of land on the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee and being a part of Parcel 40 on Tax Map 74 and being more particularly described according to a survey by Ragan-Smith-Murphy & Associates, Inc., dated December 5, 1989, Job No. 89-181 as follows:

Beginning at an existing concrete monument on the easterly right-of-way line of Neely's Bend Road at the northwesterly corner of the overall tract of which this is a part and also the southwesterly corner of Parcel 41 owned by Herbert Lee Parrish, Deed Book 4527, page 209, R.O.D.C., Tennessee, said point also being 3,119 feet, more or less, southeasterly from the southerly right-of-way line of Menees Lane; thence,

1. With the south line of Parcel 41 N 68 deg. 37' 48" E, 178.94 feet to an iron pin set; thence,
2. With the easterly line of Parcel 41, N 19 deg. 41' 00" W, 80.10 feet to an existing iron pin set in concrete in the south line of Parcel 42, owned by Ruby Walker by Deed Book 2647, page 193, R.O.D.C., Tennessee; thence,
3. With the south line of Parcel 42, N 68 deg. 37' 08" E, 967.43 feet to an iron pin set at the common corner of Tracts 1 and 2 of this survey; thence,
4. With the common line of Tracts 1 and 2, S 18 deg. 44' 00" E, 425.80 feet to an iron pin set; thence,
5. Continuing with the common line of Tracts 1 and 2, S 69 degrees 31' 50" W, 484.00 feet to an iron pin set at the common corner of Tracts 1 and 3 of this survey; thence,
6. With the common line between Tracts 1 and 3, N 16 deg. 52' 11" W, 368.84 feet to an iron pin set; thence,
7. S 68 deg. 37' 08" W, 384.00 feet to an iron pin set; thence,
8. S 26 deg. 14' 24" W, 118.78 feet to an iron pin set; thence,
9. S 68 deg. 37' 48" W, 205.00 feet to an iron pin set on the eaterly right-of-way line of Neely's Bend Road; thence,
10. With the easterly right-of-way line of Neely's Bend Road, N 18 deg. 27' 08" W, 50.00 Feet to the point of beginning, and;

containing 240,404 square feet or 5.519 acres, more or less.

Being the same property conveyed to Dale M. Garret and wife, E. Marie Garrett by Warranty Deed from Helen C. Burks by Deed dated Jan 3rd, 1990 and of record in Book 8017, page 652, Register's Office for Davidson County, Tennessee. The said E. (Emma) Marie Garrett died 2-16-2000 leaving her spouse, Dale M. Garrett, Sr. as the surviving Tenant by the entirety.

The above description is the same as in the previous deed of record.

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. We do covenant with the said GRANTEE 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. 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 GRANTEE, his heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The herein described property is subject to the following:
2003 Property taxes are to be prorated and assumed by the GRANTEE.
Plat/Plan of record in Minute Book J, page 323, said Register's Office; Easements for water, power and telephone lines of record in Book 8017, page 652, said Register's Office.

This is improved property known as: 1913 Neely's Bend Road, Madison, TN. 37115.

Witness our hands this 30th *day of* JUNE, *2003.*

Dale M. Garrett, Sr.

June Garrett

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named Dale M. Garrett, Sr. and June Garrett 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 Madison, Tennessee this 30 day of JUNE, 2003.

NOTARY PUBLIC

My Commission Expires: 3-27-04

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WARRANTY DEED

From: Dale M. Garrett, Sr.
and wife,
June Garrett

To: Jeremy M. Holmes
and wife,
Susan Holmes

Property:
1913 Neely's Bend Road
Madison, TN. 37115

This Instrument was Prepared by:
Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003