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Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

Davidson County DEEDWARR
Recvd: 08/04/03 09:19 2pgs
Fees:13.00 Taxes:518.00
20030804-0109849

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $140,000.00

John A. Hollis
Affiant

Subscribed and sworn to before me, this 7 day of July, 2003.

Diane K. Mason
Notary Public
My commission expires: 03/14/05

NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
John A. Hollis 4505 Harding Pike, Unit 110 Nashville TN 37205	New Owner	116-03-0-B 110.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Russell S. Demarest III, Executor of the Estate of Mary E. Demarest, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to John A. Hollis, hereinafter called the Grantees, their successors 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 Unit No. 110 on the Plan of Royal Oaks Apartments, Condominium Apartments, being Lot No. 2 of the Revision of Lots 1, 2, 4, & 5, Royal Oaks, of record in Book 4660, page 59, amended in Book 5200, Page 45, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Mary Demarest, a single person, by deed from Jeanine S. Cook Johnson of record in Book 10227, Page 844, Register's Office for Davidson County, Tennessee. Mary Demarest having since died. By will of record as Docket No. 03P-1008, Probate Court Clerk's Office for Davidson County, Tennessee, subject property was to be administered as a part of decedent's probate estate subject to the control of the executor, pursuant to TCA Section 31-2-103. By same will of record as Docket No. 03P-1008, Russell S. Demarest, III was named executor with full power to sell, mortgage, lease or otherwise convey any interest in any real estate without the signature, consent or approval of any heir, legatee, beneficiary, court or other person.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 4505 Harding Pike, Unit 110, Nashville, TN 37205

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 29th day of July, 2003.

Estate of Mary E. Demarest

Russell S Demarest III

By: Russell S. Demarest, III, Executor

STATE OF New York
COUNTY OF Westchester

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Russell S. Demarest, III, the within named Executor of the Estate of Mary E. Demarest, deceased, with whom I am personally acquainted, and who acknowledged he executed the within instrument in the capacity and for the purposes therein contained

Witness my hand in Thiells, NY, this 25th day of July, 2003.

Notary Public

My Commission expires 6/10/04

JOSEPH C. MOLFINO
NOTARY PUBLIC, State of New York
No. [illegible]
QUALIFIED IN WESTCHESTER COUNTY
COMMISSION EXPIRES 6/10/04