Map & Parcel - 082-07-0 428.00
Source of Title - BK 5551 - page 436
Preparer: ~~Holder~~ Leslie Holder Townsend - 136 Dellway Dr. Nash, TN 37207
New Owner: Leslie Holder Townsend - 136 Dellway Dr. Nash, TN 37207
Party Responsible for property taxes - Leslie Holder Townsend
136 Dellway Dr.
Nashville, TN 37207

LF298-04
R298-04

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 10th day of September, 2003,
by first party, Grantor, Sam Holder
whose post office address is 714 N 5th Street, Nashville, TN 37207
to second party, Grantee, Leslie Holder Townsend
whose post office address is 136 Dellway Drive
Nashville, TN 37207

WITNESSETH, That the said first party, for good consideration and for the sum of Five Dollars
Dollars ($ 5.00)
paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee to wit:

This is a small house w/ aluminum siding. It has 672 square feet w/ 2 bedrooms, Living Room, Kitchen & Bath. The home was built in 1950

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 0
Leslie Holder Townsend
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF September 2003.
Deputy Register

Davidson County DEEDQC
Recvd: 09/10/03 13:32 3pgs
Fees:17.00 Taxes:0.00
20030910-0132171

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Rev. 10/02
ABAK

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Samuel Holder Jr.
Signature of Witness

SAMUEL HOLDER JR
Print name of Witness

Nancy R. James
Signature of Witness

NANCY R. JAMES
Print name of Witness

Leslie Holder Townsend
Sam Holder / Power of Attorney
Signature of First Party

Leslie Holder Townsend
Sam Holder / Power of Attorney
Print name of First Party

Leslie Holder Townsend
Sam Holder / Power of Attorney
Signature of First Party

Leslie Holder Townsend
Sam Holder / Power of Attorney
Print name of First Party

State of Tennessee }
County of Davidson }
On Sept 10, 2005 before me, ,
appeared
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Linda R. Black
Signature of Notary

Expires March 25, 2006

Affiant ✓ Known ____ Produced ID
Type of ID _____
(Seal)

State of }
County of }
On before me, ,
appeared
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature of Notary

Affiant ____ Known ____ Produced ID
Type of ID _____
(Seal)

Leslie Holder Townsend
Signature of Preparer

Leslie Holder Townsend
Print Name of Preparer

136 Dellway Dr.
Address of Preparer NASH, TN 37207

K 5551

WARRANTY DEED

This deed prepared by Calvin A. Buchman, 210 25th Ave. North, Nashville, Tn.

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
SAM HOLDER, ET AL		82-7
(NAME)	(NAME)	
714 North 5th St.		428-2
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	5551 PAGE 436
Nashvill., Tn.		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ---------Twenty Thousand and 0/100---------
----------($20,000.00)---------- Dollars,
cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

CALVIN A. BUCHMAN AND MORRIS KRAFT

have this day bargained and sold, and do hereby transfer and convey unto the said SAM HOLDER, THOMAS A. HOLDER, SR., AND DIANE HOLDER BRYANT ----------

their ~~XXXXX~~ heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being a part of an unnumbered tract shown on the Plan of Sarah A. Hart's Subdivision, as of record in Book 57, page 151, Register's Office for said County, described as follows: BEGINNING at a point in the west margin of North 5th Street, 400 feet south of the south margin of Arrington Street; thence westerly parallel to the south margin of Arrington Street, 170 feet to the east margin of an alley; thence with the margin of the same, southerly 50 feet to a point; thence easterly 170 feet to the west margin of North 5th Street; thence with the margin of the same, northerly 50 feet to the beginning.

Being the same real property conveyed to the grantor's herein by deed of record in Book 5460, page 638, R.O.D.C.T.

STATE OF TENNESSEE, COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 20,000.00
Subscribed and sworn to before me, this the 2nd day of January, 1980
Affiant
My commission expires Jan. 27, 1983 (Affix Seal) Notary Public

This is improved (X) unimproved property, known as 714 North Fifth Street, Nashville, Tn. (House Number) (Street) (P. O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said SAM HOLDER, THOMAS A. HOLDER, SR. AND DIANE HOLDER BRYANT their ~~XXXXXX~~, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said SAM HOLDER, THOMAS A. HOLDER, SR. AND DIANE HOLDER BRYANT THEIR---------- (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 2nd day of January, 1980, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Calvin A. Buchman
Morris Kraft

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