WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/15/03 08:27 2pgs
Fees:13.00 Taxes:259.00

20030915-0134747

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TN
My Commission Expires APRIL 29, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF SEPTEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 1-28-04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles H. Holloway	SAME	Map 40/Parcel 94.00
(NAME)	(NAME)	
109 Sandy Springs Road		
(ADDRESS)	(ADDRESS)	
Dothan, Alabama 36303		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Home Owners Enterprises, Inc.,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles H. Holloway and wife, Mary K. Holloway,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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, described according to a survey file no. 53019-383, by John Kohl and Company, P.C., Patrick S. Coode, Tennessee Surveyor No. 855, dated August 14, 2003, described as Property Survey for Hugh and Kathy Holloway showing part of the property described in Deed Book 5393, page 13, said Register's Office and described as follows, to wit:

Commencing on the south side of Knight Road at the northwest corner of Glen Biggers, recorded in Deed Book 9302, page 786, R.O.D.C.; thence along the west line of said Biggers S 01 deg. 36'22"W, 1401.39 feet to an iron pin at the POINT OF BEGINNING; thence S 88 deg. 23'38"E a distance of 53.61 feet; thence S 68 deg. 15'44"E a distance of 396.00 feet; thence S 70 deg. 56'52"E a distance of 713.34 feet; thence S 03 deg.42'35"W a distance of 662.28 feet to an iron pin; thence N 69 deg.06'25"W a distance of 1919.78 feet; thence S 48 deg.28'35"W a distance of 61.64 feet; thence S 29 deg.17'35"W a distance of 103.75 feet; thence S 65deg.13'35"W a distance of 73.06 feet; thence S 47deg.00'35" W a distance of 27.86 feet; thence S 17deg.47'35" W a distance of 47.32 feet; thence S 18deg.38'25"E a distance of 36.11 feet; thence S69deg.19'35"W a distance of 48.73 feet; thence N 28deg.31'25"W a distance of 525.50 feet; thence S 69 deg.06'34"E a distance of 127.57 feet to an iron pin; thence N 75deg.25'55"E a distance of 164.40 feet; thence N 73deg.24'01" E a distance of 168.61 feet to a cedar stump; thence N 83deg.09'39"E a distance of 788.53 feet; thence N 01deg.36'22" E a distance of 35.07 feet to the point of beginning.

Being a portion of the same property conveyed to Homeowners Enterprises, Inc. by deed of record in Book 5393, page 13, Register's Office for Davidson County, Tennessee.

Included in the above described but EXPRESSLY EXCLUDED THEREFROM is a portion of the above described premises, being 3 parcels of land having been conveyed to (1) Bettie L. Beasley Johnson by deed from Home Owners Enterprises, Inc. of record in Book 5519, page 592, Register's Office, Davidson County, Tennessee; (2) Ambrose W. J. Clay, Celina Clay and Homeowners Enterprises, Inc. by deed from Helene Gray and husband, James Gray of record in Book 5972, page 64, Register's Office, Davidson County, Tennessee; and (3) Lawrence V. Cole and wife, Virginia L. Cole by deed from Home Owners Enterprises, Inc. of record in Book 5517, page 128, Register's Office, Davidson County, Tennessee.

Also conveyed herewith are all those certain rights in and to a certain 50 foot Grant of Easement for ingress and egress of record in Book 5514, page 109 and Correction of 50 foot Road Easement of record in Book 5814, page 324, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the aforedescribed tract of land.

Ambrose W. J. Clay executes this instrument individually for the purpose of conveying any right, title or interest he may have in or to said property.

This is unimproved property, known as Map 40, Parcel 94.00, Whites Creek, TN 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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; and 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 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 9th day of September, 2003.

Ambrose W. J. Clay, Individually

Home Owners Enterprises, Inc.

By: Ambrose W. J. Clay, President

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public, in and for the said County and State, personally appeared Ambrose W. J. Clay, President of Home Owners Enterprises, Inc. the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Home Owners Enterprises, Inc. and is authorized by Home Owners Enterprises, Inc. to execute this instrument on its behalf.

Witness my hand and official seal this: 9/9/2003.

Commission expires:

Larry D. Craig

Notary Public

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires APRIL 23, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ambrose W. J. Clay, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of September, 2003.

Notary Public

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires APRIL 23, 2004

4-28-04