Return to: First National Financial Title
15 Century Blvd Ste. 101
Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

N12719

The actual consideration or value, whichever is greater, for this transfer is $153,000.00.

Subscribed and sworn to before me this 12th day of SEPTEMBER, 2003.

NOTARY PUBLIC AT LARGE
J. NICOLE HUGHES
DAVIDSON COUNTY, TENN.

My Commission Expires: 1-27-07

Affiant

File No. N12719

Notary Public

WARRANTY DEED

Commission Expires

THIS INSTRUMENT WAS PREPARED BY
First National Financial Title Svs., Inc.,
15 Century Boulevard, Ste. 101
Nashville, TN 37214

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: Eric L. Holden Angelica Holden		NAME: Eric L. Holden Angelica Holden	
STREET ADDRESS: 1605 Berrywood Road		STREET ADDRESS: 1605 Berrywood Road	
CITY:	STATE: Tennessee	CITY:	STATE: Tennessee
ZIP CODE: 37216		ZIP CODE: 37216	
MAP & PARCEL NO.: 72-8-53			

For and in 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, Eric W. Robertson and Karen Robertson

Hereinafter called Grantors have, bargained and sold, and by these presents does hereby transfer and convey unto Eric L. Holden and Angelica Holden

Hereinafter called Grantees, their heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson County, State of Tennessee, more particularly described as follows:

All that certain lot or parcel of land situated in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Being Lot Number 27, on the Plan of Geneiva Heights, as shown by plat of record in Plat Book 2083, Page 65, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Emma B. Gregory and husband, Richard J. Gregory, by Deed from Lonnie Smart, unmarried, dated 04/20/1993, recorded 05/05/1993, in Book 8939, Page 28, in the Register's Office for Davidson County, Tennessee.

FURTHER BEING the same property conveyed to Karen Robertson from Agreed Order Granting Joint Motion to Terminate Trust and Distribute Proceeds dated 06/03/03, recorded 06/16/03, as Document No. 200306160082843, in the Seventh Circuit Court for Davidson County, Tennessee Probate Division.

This is improved property known as 1605 Berrywood Road, Nashville, TN 37216

To have and to hold the said tract or parcel of land, with all the appurtenance, 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..

Davidson County DEEDWARR
Recvd: 09/15/03 11:22 2pgs
Fees:13.00 Taxes:566.10

20030915-0135124

WITNESS our hands this 12th day of SEPTEMBER, 2003.

Eric W. Robertson

Karen Robertson

StateofTENNESSEE
County of DAVIDSON } ss

On this the 12th day of September, 2003, before me, the undersigned Notary Public, personally appeared **Eric W. Robertson and Karen Robertson**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

J. NICHOLAS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public
My commission expires 1-2407

My Commission Expires

WARRANTY DEED