This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 007-140
PARCEL: 012.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Christopher Holder and wife, Stacy Holder
261 Barfield Cresent Road, Apt. 807
Murfreesboro, TN 37218

Davidson County DEEDWARR
Recvd: 10/02/03 13:18 2pgs
Fees:13.00 Taxes:788.10

20031002-0145697

WARRANTY DEED

THIS INDENTURE, made this 12th day of September, 2003 between

O'Conner Lee Lewis, Individually and as Executor of the Estate of Jo Ann Lewis

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Christopher Holder and wife, Stacy Holder

of Rutherford County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Being land in Davidson County, Tennessee being Lot No. 89 on the Plan of Grizzard Manor, Section IV of record in Book 4675, Page 156, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Jo Ann Lewis by Quitclaim Deed dated December 5, 2002 from O'Conner Lewis of record in Instrument Number 20030109-0004360, Register's Office for Davidson County, Tennessee. Jo Ann Lewis having died on 4/15/03 leaving O'Conner Lee Lewis as Executor of her estate as referenced in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 03P989.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2003 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

O'Conner Lee Lewis

O'Conner Lee Lewis, Individually and as Executor of the Estate of Jo Ann Lewis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, O'Conner Lee Lewis, individually and as Executor of the Estate of Jo Ann Lewis the within named bargainor, 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 at office this 12th day of September, 2003.

Notary

My Commission Expires: 12/31/2006



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $213,000.00.

O'Conner Lee Lewis
Affiant

Sworn to and subscribed before me, this 12th day of September, 2003.

Notary Public

My Commission Expires: 12/31/2006

