Box 36
(2)

Davidson County DEEDWARR
Recvd: 10/16/03 14:43 2pgs
Fees:13.00 Taxes:5098.60

20031016-0153571

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,378,000.00.

Affiant

Subscribed and sworn to me on October 15, 2003.

NOTARY PUBLIC

AMY ADAMS GOWAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Amy Adams Gowan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19721SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
B. Tom Collins 6312 Harding Road Nashville, TN 37205	SAME	129-07-10

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, James F. Holt, Jr., unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto B. Tom Collins, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of West Meade Farms, Inc., Section I, as of record in Book 1424, page 47, Register's Office for said County, said Lot No. 58 fronts 244 feet on the northerly side of Harding Road or U.S. Highway No. 70 and runs back 599.4 feet to the southerly line of Lot No. 60, measuring 243.5 feet.

INCLUDED in the above description but EXCLUDED therefrom is a strip of land described as follows: 245 feet long, bounded on the West by J.H. Schlick, on the East by C.C. Forehand, on the South by the present right of way of Tennessee Highway No. 1, and on the north by a line north of parallel to and 75 feet from the centerline of a proposed highway, as shown on the plans in The Department of Highways and Public Works at Nashville, Tennessee, and as conveyed by a right of way deed from R.E. Grimsley and wife, et. al, to the State of Tennessee, as of record in Book 2703, page 415, dated November 5, 1957.

Being the same property conveyed to James F. Holt, Jr. by Deed from William D. Paris and wife, Agnes Patricia O. Paris, of record in Book 7537, page 725, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2003 Davidson County taxes which have been prorated by the parties and assumed by the Grantee; and
2. Matters shown on plan of record in Book 1424, page 47, Register's Office for Davidson County, Tennessee; and
3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 6312 Harding Road, 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 GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands on October 15, 2003.

James F Holt Jr
James F. Holt, Jr.

By: Cathy Reed AIF
Cathy Reed, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cathy Reed, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of James F. Holt, Jr., as his Attorney in Fact, as the free act and deed of the within named James F. Holt, Jr. Witness my hand and official seal this 15TH day of October, 2003.

Amy Adams Gowan
NOTARY PUBLIC

My Commission Expires: _____

AMY ADAMS GOWAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE