Davidson County DEEDWARR
Recvd: 10/27/03 14:12 3pgs
Fees:18.00 Taxes:240.50
20031027-0158039

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
SEND TAX BILLS TO:
Guaranty Trust Company
(NAME)
640 Broadmor Boulevard, Suite 100
(STREET ADDRESS)
Murfreesboro, TN 37129
(CITY) (STATE) (ZIP)
MAP PARCEL NUMBERS
81-15-47

Cole Law Firm, LLC
2205 State Street
Nashville, TN 37203
(615)321-8696

THIS INDENTURE, made and entered into this thirtieth day of September, 2003, by and between Irene H. Nesbitt, unmarried, party of the first part, and party of the second part, James E. Holt, married.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee to-wit:

Land in Davidson County, Tennessee, being Lot No. Ninety-Six (96), in the S. A. Champion Subdivision of Lots Nos. 85 to 168, 169 to 228 and 235 to 252 inclusive, in the Harding Plan, as registered in Book 21, page 80, Register's Office for said County, and the plan of subdivision being registered in Book 161, page 132, Register's Office for said County.

Being the same property conveyed to HENRY C. NESBITT, JR. AND WIFE, IRENE NESBITT, by deed of record in Book 5694, page 914, said Register's Office. The said Henry C. Nesbitt, Jr. having since died.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.
And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.
The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Irene H. Nesbitt

* *

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared IRENE H. NESBITT to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 2 day of October, 2003.

CONNI E. PHILLIPS
Notary Public, Fayette County, Georgia
My Commission Expires January 23, 2005

My commission expires

Connie E. Phillips

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $65,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

James E. Holt

Affiant

Subscribed and sworn to before me this second day of October, 2003.

Susan H. Asmar

My Commission Expires: 5/12/06

1505 22nd Avenue, Nashville, TN 37203

PROPERTY ADDRESS:

New Owner Name and Address:
James E. Holt
1505 22nd Avenue
Nashville, TN 37203

Exhibit A
Warranty Deed

Legal Description

Land in Davidson County, Tennessee, being Lot No. Ninety-Six (96), in the S. A. Champion Subdivision of Lots Nos. 85 to 168, 169 to 228 and 235 to 252 inclusive, in the Harding Plan, as registered in Book 21, page 80, Register's Office for said County, and the plan of subdivision being registered in Book 161, page 132, Register's Office for said County.

Being the same property conveyed to HENRY C. NESBITT, JR. AND WIFE, IRENE NESBITT, by deed from of record in Book 5649, page 914, said Register's Office. The said Henry C. Nesbitt, Jr. having since died.