WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 205,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
18th DAY OF November 2003

Notary Public

MY COMMISSION EXPIRES: My Commission Expires MAR. 25, 2006
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: SAME AS NEW OWNER	MAP-PARCEL NUMBERS
Jeremy Holmes	~~Eric Todd Davis~~	MAP 43-5
(NAME)	(NAME)	
1913 Neelys Bend Road ~~630 North Gallatin Road~~		PARCELS 171 AND
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		172
(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, Eric Todd Davis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeremy Holmes

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:

SEE ATTACHED EXHIBIT "A"

Davidson County DEEDWARR
Recvd: 11/21/03 13:54 3pgs
Fees:18.00 Taxes:758.50
20031121-0170021

unimproved ( )
This is improved (X) property, known as 630 North Gallatin Road, Madison, TN 37115
(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 18th day of November 2003

Eric Todd Davis

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 Eric Todd Davis

the 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 Madison, Tennessee, this 18th day of November, 2003.

Commission expires March 25, 2006

Notary Public

DEBRA L. GASQ
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION AS COPIED FROM PRESENT DEED

EXHIBIT "A"

Land in Davidson County, Tennessee, described as follows:

Being Lot No. 2 of Block B on the Map of Overlook Estates of record in Book 843, Page 105, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 54 feet on the easterly side of Gallatin Road and runs back between parallel lines 150 feet to a dead line in the rear.

and

Being Lot No. 3 of Block B on the Map of Overlook Estates of record in Book 843, Page 105, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 54 feet on the easterly side of Gallatin Road and runs back between parallel lines, 150 feet to a dead line in the rear.

Being the same property conveyed to Eric Todd Davis by Warranty Deed from William V. Bandy dated August 25, 1987 and recorded in Book 7348, Page 556, Register's Office for Davidson County, Tennessee.