THIS INSTRUMENT PREPARED BY:

F. B. Murphy, Jr., Attorney
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 12/03/03 10:11 2pgs
Fees:13.00 Taxes:390.46
20031203-0173637

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Willard R. Holland, Sr. 1225 Inglewood Drive Cookeville, TN 38501	Same	102-07-0 043.00

WARRANTY DEED

For and in consideration of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JULIA PASTEUR and husband, RICHARD L. LAWHORN, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto WILLARD R. HOLLAND, SR .hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 45 on the plan of Section 26, Charlotte Park, as of record in Book 3700, page 91, Register's Office for said County.

Said Lot No. 45 fronts 80 feet on the northerly side of Upton Lane and extends back 113.37 feet on the westerly line and 105 feet on the easterly line to a dead line in the rear, which is a broken line, on which it measures 107.58 feet.

Being the same property conveyed to Julia Pasteur and husband, Richard L. Lawhorn by deed from Gregory S. Perrone, of record in Instrument No. 20010828-0092993, said Register's Office.

This is improved property commonly known as 6705 Upton Lane, Nashville, Tennessee.

This conveyance is subject to any and all existing easements, setback lines and restrictive covenants of record in said Register's Office.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise set out herein; Grantors do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claim of all persons whomsoever.

WITNESS our hands this 28 day of November, 2003.

Julia Pasteur
JULIA PASTEUR

Richard L. Lawhorn
RICHARD L. LAWHORN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Julia Pasteur and Richard L. Lawhorn, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of November, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES
MAY 30, 2007

My Commission Expires: _____.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $105,530.00.

Affiant

Subscribed and sworn to before me this 28 day of November, 2003.

Notary Public

MY COMMISSION EXPIRES
MAY 30, 2007

My Commission Expires: _____.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES. NO COMPLETE TITLE EXAMINATION WAS MADE.