Box 48A

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **42655**

Davidson County DEEDWARR
Recvd: 12/22/03 14:41 2pgs
Fees:13.00 Taxes:336.70
20031222-0181887

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$91,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS 18th DAY OF DECEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
CHARLES EDWARD KIZER, JR.	Franklin American Mortgage	**133-16-80**
291 Tampa Drive	501 CorporateCenter Dr.	**5DU 10181**
Nashville, TN 37211	#400	
	Franklin, TN 37067	

FOR AND IN 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 **I, CAROL SYNNEVA HOLDERFIELD REED, Individually and as Executrix of the ESTATE OF ALFRED HERMAN HOLDERFIELD, deceased**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES EDWARD KIZER, JR.**

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:

Being Lot No. 3 on the plan of Kenilworth Estates, Section III, as of record in Book 2900, pages 149 and 150, Register's Office for said County.

Said Lot No. 3 fronts 70 feet on the southwesterly side of Tampa Drive and extends back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Alfred H. Holderfield and wife, Johnnie C. Holderfield, by deed from Martin Zeitlin, Trustee, of record in Book 3311, page 147, Register's Office for Davidson County, Tennessee. The said Alfred H. Holderfield and wife, Johnnie C. Holderfield having since died. Johnnie C. Holderfield died first. The Will of Alfred H. Holderfield (aka Alfred Herman Holderfield), probated in Case Number 02P 1260, Probate Court for Davidson County, Tennessee (the Estate having been settled and closed) left the subject property to Grantors. Carol Synneva Holderfield Reed and Carol Synneva Holderfield are one and the same person.

Unimproved
This is Improved (X) 291 Tampa Drive, Nashville, Tennessee 37211

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 December, 2003.

Carol Synneva Holderfield Reed

CAROL SYNNEVA HOLDERFIELD REED, An Individual

Carol Synneva Holderfield Reed Executrix of the Estate of Alfred Herman Holderfield

CAROL SYNNEVA HOLDERFIELD REED, Executrix of the Estate of Alfred Herman Holderfield

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 CAROL SYNNEVA HOLDERFIELD REED, individually and as Executrix of the Estate of ALFRED HERMAN HOLDERFIELD, the 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 at Nashville, Tennessee, this the 18th day of December, 2003.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

