File [redacted]0224

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 101,000.00.

Brenda Lawson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of December, 2003.

Kimberly A. Baez
Notary Public

MY COMMISSION EXPIRES: 01/29/05

(AFFIX SEAL)

KIMBERLY A. BAEZ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 01/02/04 10:37 2pgs
Fees:13.00 Taxes:373.70

20040102-0000311

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 100 Hazel Path, Lexington Bldg., Suite A, Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Norman Holcombe, Jr.	SunTrust Mortgage, Inc.	Map: 26-07-3.00
(NAME)	(NAME)	
144 Cheshire Court	201 Fourth Avenue N., 7th Floor	Parcel:
(ADDRESS)	(ADDRESS)	
Goodlettsville TN 37072	Nashville, TN 37219-2011	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JO ANN FULKERSON, UNMARRIED,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **JAMES NORMAN HOLCOMBE, JR., MARRIED,** hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 48, on the Plan of the Resubdivision of Windsor Green, Phase I, Section II, Lots 27-48, as shown by plat appearing of record in Plat Book 6200, Page 233, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Jo Ann Fulkerson, unmarried by Warranty Deed dated December 19, 1994 of record in Book 9550, Page 462, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants of record in Book 6406, Page 929; By-Laws of record in Book 6406, Page 942, Page 963 and Page 989; Charter of Windsor Green Homeowners' Association of record in Book 6396, Page 542; Quitclaim Deed to Windsor Green Homeowners' Association of record in Book 7864, Page 369; any and all matters shown on plat of record in Plat Book 6200, Page 233; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 144 Cheshire Court, Goodlettsville, TN 37072
(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 GRANTEE, his heirs and assigns forever; and Grantor covenants with the said GRANTEE that she 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds herself, her 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 this 29th day of December, 2003.

Jo Ann Fulkerson
Jo Ann Fulkerson,

STATE OF Tennessee

COUNTY OF Sumner

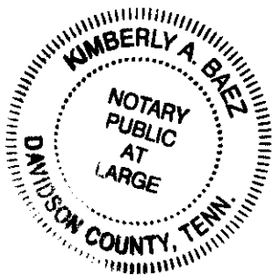
Before me, the undersigned Notary Public, personally appeared Jo Ann Fulkerson, unmarried who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of December, 2003.

Kimberly A. Baez

Notary Public

My Commission Expires: 1-29-05



(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
100 Hazel Path, Lexington Bldg., Suite A
Hendersonville, TN 37075