Davidson County DEEDWARR
Recvd: 02/11/04 12:46 2pgs
Fees:13.00 Taxes:397.75
20040211-0016570

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,500.00

X _____
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 5th day of February, 2004.

_____
Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL
Notary Public
At Large
WILLIAMSON COUNTY, TN

**WARRANTY DEED**

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Bonnie Christina Holmes
307 Yorkshire Circle
Nashville, Tennessee 37211

SEND TAX BILLS TO:
Wells Fargo Home Mortgage, Inc.
P.O. Box 5708 (CPI #708)
Springfield, OH 45501

MAP-PARCEL NUMBERS:
161-10-C-55

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James E. Anderson, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Bonnie Christina Holmes, unmarried** hereinafter referred to as Grantees, their 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 Lot No. K-124 of the Plan of Resubdivision of Lot 2 of Phase IV Villages of Brentwood, of record in Book 6900, page 614, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to James E. Anderson, unmarried, by Warranty Deed from Christopher C. Duncan and wife, Jennifer B. Duncan of record in Book 10865, page 581, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 6900, Page 164, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7231, Page 789, as amended in Book 7472, page 108, as made applicable to Lot 2, Phase 4, of record in Book 7494, page 689, Register's Office for Davidson County, Tennessee.

Right of Way of record in Book 6900, Page 294, Register's Office for Davidson County, Tennessee.

Charter of Villages of Brentwood Townhouse Homeowners Association of record in Book 7599, Page 914, Book 7925, page 41, Book 7936, page 332, Book 8152, page 927 and in Book 8163, page 593, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County taxes for the year 2003 have been paid.

This is improved property known as 307 Yorkshire Circle, 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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 27th day of January, 2004.

James E. Anderson

**STATE OF ~~VIRGINIA~~ Maryland**
**COUNTY OF** Prince George

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Anderson, unmarried, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of January, 2004.

Notary Public

My Commission Expires: THERON D. GREEN NOTARY PUBLIC STATE OF MARYLAND My Commission Expires January 1, 2006

NOTARY PUBLIC PRINCE GEORGES CO. MD