After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
04TN00384

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 4, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $172,136.00

Richard Timothy Holaway
Affiant

Subscribed and sworn to before me, this 17th day of February, 2004.

Gail C. Victory
Notary Public
My commission expires:

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Richard Timothy Holaway 5024 Dovecote Drive Nashville TN 37220	New Owner	146-11-0-045.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Don L. Thornberry, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Richard Timothy Holaway and wife, Laura T. Holaway, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

LAND in Davidson County, Tennessee, being Lot No. 72 on the Map of Section One, Revised, Crieve Hall Estates, as of record in Book 1835, Page 122, 123 and 124, Register's Office for Davidson County, Tennessee.

SAID Lot No. 72 fronts 100 feet on the east side of Dovecote Drive and runs back between lines 236.2 feet on the north line and 282.1 feet on the south line to a dead line in the rear, which is a broken line, on which it measures 110.5 feet.

BEING the same property conveyed to Don L. Thornberry, Married, by Warranty Deed from Douglas Ray Smith dated May 20, 2003 and filed for record June 10, 2003 in Instrument Number 20030610-0079837, Register's Office for Davidson County, Tennessee. Grantor herein makes oath that the property herein described s non-owner occupied investment property not subject to claim of marital interest.

This property is improved property known as 5024 Dovecote Drive, Nashville, TN 37220

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 17th day of February, 2004.

Don L. Thornberry

Davidson County DEEDWARR
Recvd: 02/24/04 16:24 2pgs
Fees:13.00 Taxes:636.90

20040224-0021091

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Don L. Thornberry with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 17th day of February, 2004.

Notary Public

My Commission expires 9/4/05

