Davidson County DEEDWARR
Recvd: 04/16/04 15:22 2pgs
Fees:13.00 Taxes:1230.25
20040416-0043324

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 332,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 2004

Notary Public

MY COMMISSION EXPIRES: July 24, 2006
(AFFIX SEAL)

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James F. Holt, Jr. (NAME)	New owner (NAME)	MAP 130-16
4507 Carlton Drive (ADDRESS)	(ADDRESS)	PARCEL 34
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Jeffrey S. Gaiko, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James F. Holt, 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:

Land in Davidson County, Tennessee, Being Lot No. 10 on the Plan of Cherry Acres Subdivision of record in Book 2083, page 35, Registers office for Davidson County, Tennessee.

Said Lot No. 10 fronts 215 feet on the westerly margin of Carlton Drive and extends back between parallel lines 204 feet to a dead line in the rear, measuring 215 feet.

Being the same property conveyed to Jeffrey S. Gaiko, unmarried, by warranty deed from Thomas Dean Williams, unmarried as of record in Instrument no. 20010830-0094369, Registers office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4507 Carlton Drive, Nashville, TN 37215
(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 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 31st day of March, 2004

Jeffrey S. Gaiko

Jeffrey S. Gaiko
By: Hal Rosson Attorney in Fact

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 Hal Rosson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Jeffrey S. Gaiko as his attorney in fact, as the free act and deed of the within named Jeffrey S. Gaiko.

Witness my hand and official seal at Nashville, TN this 31st day of March 2004.

My commission expires: July 24, 2004

NOTARY PUBLIC

R. L. MOORE
NOTARY
PUBLIC
AT
LARGE
DAVIDSON COUNTY, TENN.