Realty Title 06
Box 48A

Davidson County DEEDWARR
Recvd: 05/27/04 14:53 2pgs
Fees:13.00 Taxes:308.58
20040527-0062699

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $83,400.00

Ester Brady
Affiant

ROBBIN TEASLEY NOTARY PUBLIC AT LARGE WILSON TENN.

Subscribed and sworn to before me, this 25th day of May, 2004.

Robbin Teasley
Notary Public
My commission expires: 11/27/06

06-0404-71218

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
John H. Holt	1st Trust Bank for Savings	
903 Rachels Place	P.O. Box 17257	75-11-0-243
Hermitage TN 37076	Memphis, TN 38187	

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, Gwyn S. Etheridge, unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to John H. Holt, hereinafter called the Grantee, his successors 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. 65-B on the Plan of Zone Lot Description of Lots 49-62 and Lots 64, 65, 67, 68, 69, 71, 72, 73, 75, 76, 77 and 79, Rachel Square, Section Two, as of record in Plat Book 6250, page 541, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gwyn S. Etheridge, unmarried, by deed from Erin C. Anders, and wife, Emily W. Anders, dated October 8, 1997, of record in Book 10705, page 348, Register's Office for said County.

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.

This property is improved property known as 903 Rachels Place, Hermitage, TN 37076

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 25th day of May, 2004.

Gwyn S. Etheridge

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand in Mt. Juliet, TN, this 25th day of May, 2004.

Robbin Teasley
State of Tennessee at Large

My Commission expires 11/27/06

