Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #04-1151

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Norbert P. Nix,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Ginger E. Holt,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 241 and the westerly 40 foot 4 inches of Lot 240 on the Plan of Victoria Place, as of record in Plat Book 332, page 10, Register's Office for said County, to which plan reference is made for a more complete description.

Said Lot No. 241 and part of Lot 240 front together 100 feet 10 inches on the northerly side of Gale Avenue, and runs back between parallel lines 201 feet, more or less, on the easterly line and 215.5 feet on the westerly line, to an alley, and shows 100 feet on said alley.

Being the same property conveyed to Norbert P. Nix by Warranty Deed dated October 31, 2002 of record in Instrument No. 20021104-0134658, Register's Office for Davidson County, Tennessee. Debora Nix joins in the execution of this document to convey any marital interest she may have in the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1510 Gale Lane, Nashville TN 37212.

Davidson County DEEDWARR
Recvd: 06/02/04 15:45 2pgs
Fees:13.00 Taxes:2009.19
20040602-0064839

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 27th day of May, 2004

Norbert P. Nix

Debora Nix

State of Tennessee)
County of Davidson)

On this 27th day of May, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Norbert P. Nix and Debora Nix, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 543,025.00.

Affiant

Sworn and subscribed before me on this the 27th day of May, 2004.

Notary Public

My Commission Expires: 3/25/2007

TAMMY A. BOSCHEE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Ginger E. Holt	Wells Fargo Bank, NA	117-8-196
1510 Gale Lane	100 South 5th Street	
Nashville, TN 37212	Minneapolis, MN 55402	