THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 18632D

MAP/GROUP/PARCEL:
061-16-0/064.00

Davidson County DEEDWARR
Recvd: 07/30/04 11:42 2pgs
Fees:13.00 Taxes:262.70
20040730-0091425

NEW OWNER'S NAME AND ADDRESS:
James E. Holland and Norma R. Holland
1317 Cardinal Ave
Nashville TN 37216

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged,Grace M. Driver, an unmarried woman, hereinafter called Grantor, does hereby transfer and convey unto James E. Holland, and Norma R. Holland, Husband and Wife, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 12 OF BLOCK "A" ON THE MAP OF GREENLAND ESTATES AS OF RECORD IN BOOK 974, PAGE 13, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE,TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

The subject property is improved property commonly known as 1317 Cardinal Avenue, Nashville, Tennessee 37216

BEING the same property conveyed to Grantors herein by deed of record in Book 2032, Page 589, Register's Office for Davidson County, Tennessee.

Herbert C. Driver is now deceased and at the time of his death was husband of Grace M. Driver.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantees that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Grace M. Driver by Kathleen Lynn McGehee

Grace M. Driver
By: Kathleen Lynn McGehee
Attorney In Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Kathleen Lynn McGehee, As Attorney In Fact For Grace M. Driver, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 23rd day of July, 2004.

NOTARY PUBLIC 3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $71,000.00.

Kathleen Lynn McGehee

AFFIANT

Sworn to and subscribed before me, this the 23rd day of July, 2004.

NOTARY PUBLIC 3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.