(2)

Davidson County DEEDWARR
Recvd: 07/30/04 15:40 2pgs
Fees:13.00 Taxes:490.25

20040730-0091830

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,500.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 26th day of July, 2004.

Notary Public

ANN M. LEDET NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

My Commission Expires: 7/25/2005

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Timothy Eberhart and Rebecca Eberhart
1411 McAlpine Avenue
Nashville, Tennessee 37216

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
061-160-326.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sarah Joy Holly and husband, Veit Stuphorn** hereinafter referred to as Grantors, hereby transfers and conveys to **Timothy Eberhart and Rebecca Eberhart** hereinafter referred to as 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 the northwesterly 50 feet of Lot No. 19 in Block "C" on the Map of Country Club Estates, as of record in Book 843, Page 95, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 19 fronts 50 feet on the northeasterly side of McAlpine Avenue and runs back between Parallel lines 175 feet to a dead line.

Being the same property Sarah Joy Holly and Husband, Veit Stuphorn by Warranty Deed from Brad J. Culpepper of record at Instrument No. 20030421-0052092 and re-recorded at Instrument No. 20031124-0170668, Register's Office for Davidson County, Tennessee, dated April 16, 2003.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 843, Page 95, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1411 McAlpine Avenue, Nashville, Tennessee 37216.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 26th day of July, 2004.

Sarah Joy Holly

Sarah Joy Holly by: Colette Moore Atty-in-Fact
By: Colette Moore Attorney-in-Fact

Veit Stuphorn

Veit Stuphorn by: Colette Moore Atty-in-Fact
By: Colette Moore Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Colette Moore, with whom I am personally acquainted and who proved herself to be the attorney-in-fact for Sarah Joy Holly and Veit Stuphorn, who, being authorized to do so, further acknowledged that she executed the foregoing instrument for the purposes therein contained by signing her name as the attorney-in-fact for Sarah Joy Holly and Veit Stuphorn.

Witness my hand and official seal this 26th day of July, 2004.

Notary Public

My Commission Expires: 11-11-08

DONALD R. BARNETT JR.
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

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