File #200450407

Davidson County DEEDWARR
Recvd: 09/28/04 09:29 3pgs
Fees:18.00 Taxes:555.00

20040928-0116496

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00.

Jack S. Holt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2004.

Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack Sanders Holt	Nelle S. Holt	Map 83-05-0
(NAME)	(NAME)	
1417 Eastland Avenue	4004 Brush Hill Road	Parcel 378
(ADDRESS)	(ADDRESS)	
Nashville TN 37206	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **SANDRA G. COHRON, AS TO A ONE-SIXTH (1/6) UNDIVIDED INTEREST AND LOREN G. KIRKPATRICK, AS TO A ONE-SIXTH (1/6) UNDIVIDED INTEREST AND ALAN B. WRIGHT, TRUSTEE OF THE EVELYN SANDERS DEAL FAMILY TRUST AS TO A ONE-SIXTH (1/6) UNDIVIDED INTEREST AND ALAN B. WRIGHT, TRUSTEE OF THE EVELYN SANDERS DEAL FAMILY TRUST, AS TO A ONE-SIXTH (1/6) UNDIVIDED INTEREST,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **JACK SANDERS HOLT, AN UNMARRIED MAN,** hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land situated in Davidson County, Tennessee and being more particularly described as follows:

Being the westerly 75 feet of the southerly 250 feet of Block 2, on the corrected Plan of T.P. Weakley's Subdivision of Blocks 1, 2 and 3, of record in Book 161, Page 105, Register's Office for Davidson County, Tennessee, which corrected Plan is of record in Book 421, Page 50, Register's Office of Davidson County, Tennessee.

Said Part of Said Block fronts 75 feet on the northerly side of Eastland Avenue and runs back between parallel lines 250 feet to a proposed alley.

Being the same property conveyed to O. T. Sanders and wife, Fannie Meadows Sanders by Deed of record in Book 1148, Page 697, Register's Office for Davidson County, Tennessee. The said O. T. Sanders and Fannie Meadows Sanders both died with the said Fannie Meadows Sanders having predeceased the said O. T. Sanders. By the Last Will and Testament of O. T. Sanders, of record in Will Book 65, Page 179, Probate Court Clerk's Office for Davidson County, Tennessee, subject property was devised to Frances Thompson Sanders, as to a life estate with the remainderment to Nelle Sanders Holt, as to a one-third (1/3) undivided interest, Evelyn Sanders Deal, as to a one-third (1/3) undivided interest and Leona Sanders Gower, as to a one-third (1/3) undivided interest. The said Frances Thompson Sanders died on December 1, 2003. The said Evelyn Sanders Deal died testate on July 27, 2001 devising her share in subject property to Alan B. Wright, Trustee of the Evelyn Sanders Deal Family Trust. The said Alan B. Wright, Trustee having further conveyed an undivided one-half (1/2) of said one-third (1/3) interest to Alan B. Wright, Trustee of the Evelyn Sanders Deal Family Trust for the benefit of Judith Deal Bauman by Deed of record in Instrument No. 20030702-0091955, Register's Office for Davidson County, Tennessee and an undivided one-half (1/2) of said one-third (1/3) interest to Alan B. Wright, Trustee of the Evelyn Sanders Deal Family Trust for the benefit of Donna Deal Ethridge by Deed of record in Instrument No. 20030702-0091949, said Register's Office. The said Leona Sanders Gower died intestate on March 2, 2003, leaving Sandra G. Cohron and Loren G. Kirkpatrick as her sole heirs at law.

This conveyance is subject to the following: All matters shown on the plan of record in Plat Book 161, Page 105 and as corrected in Plat Book 421, Page 50; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 1417 Eastland Avenue, Nashville, TN 37206
(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 GRANTEE, his heirs and assigns forever; and Grantors covenant with the said GRANTEE that they 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 except for the current year property taxes which are being assumed by the grantee; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands this 27th day of September, 2004.

Sandra G. Cohron

Loren G. Kirkpatrick

Alan B. Wright, Trustee of the Evelyn Sanders Deal Family Trust, as to a one-sixth (1/6) undivided interest

BY: Trustee

Alan B. Wright, as Trustee f/b/o Donna Deal Ethridge

Alan B. Wright, Trustee of the Evelyn Sanders Deal Family Trust, as to a one-sixth (1/6) undivided interest

BY: Trustee

Alan B. Wright, Trustee f/b/o Judith Deal Bowman

Nelle S. Holt

Nelle S. Holt, consents to, and acknowledges, said conveyance; but is not conveying her 1/3 interest in said property.

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Nelle S. Holt, who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of September, 2004.

Notary Public

My Commission Expires: 7-23-05

(SEAL)

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Sandra G. Cohron, who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of September, 2004.

Notary Public

My Commission Expires: 7-23-05

(SEAL)

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF Tennessee

COUNTY OF Davidson

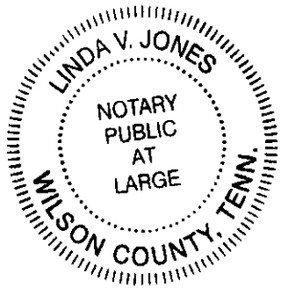
Before me, the undersigned Notary Public, personally appeared Loren G. Kirkpatrick, who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of September, 2004.

Notary Public

My Commission Expires: 7-23-05

(SEAL)



STATE OF Tennessee County of Davidson

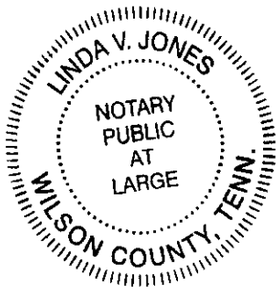
Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Alan B Wright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of the Evelyn Sanders Deal Family Trust for the Benefit of Judith Deal Bauman, and the Trustee for Evelyn Sanders Deal Family Trust for the Benefit of Donna Deal Ethridge, the within named bargainors, being Trusts, and that he as such Trustee, for said Trusts, duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of each Trust by himself as Trustee.

Witness my hand and official seal, this 27th day of September, 2004.

Notary Public

My Commission Expires: 7-23-05

(SEAL)



Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076