Davidson County DEEDWARR
Recvd: 10/05/04 14:52 2pgs
Fees:13.00 Taxes:584.60

20041005-0119967

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

APRIL G. NICHOLS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $158,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of September, 2004.

Notary Public
My commission expires: 6-26-07

05-0409-61869

Address of New Owner:	Send Tax Bills to:	Tax Information
Jarrod Holman 225 Wyndom Court Goodlettsville TN 37072	Same	26-6-A-19 CO

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, Niki Lucas, unmarried hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jarrod Holman, hereinafter called the Grantees, their 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. 19 on the plan of The Townhomes at Windsor Green, Phase I, of record in Instrument No. 20010813-0086903, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Niki Lucas by deed from Dial Properties, LLC, dated 10/10/01, recorded 10/17/01, of record in Instrument No. 20011017-0113327, Register's Office for Davidson County, Tennessee.

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 225 Wyndom Court, Goodlettsville, TN 37072

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 23rd day of September, 2004.

Niki Lucas

Niki Lucas
By: Chi Chi Ulrich, Attorney in Fact
Chi Chi Ulrich, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Chi Chi Ulrich, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for Niki Lucas and that he/she is authorized by Niki Lucas to execute this instrument on his/her behalf.

Witness my hand and seal at HENDERSONVILLE, Tennessee, this 23rd day of SEPTEMBER, 2004.

Notary Public at Large

My commission expires: 5/28/2006

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
Commission Expires MAY 28, 2006