WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 353,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of ~~June~~ July, 2004

Notary Public:

MY COMMISSION EXPIRES: 1/24/08
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Davidson County DEEDWARR
Recvd: 10/13/04 16:14 2pgs
Fees:13.00 Taxes:1306.10
20041013-0123658

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Berneal C. Dorse	NEW OWNER	Map 180
6716 Holt Road		Group
Nashville, TN 37211		Parcel 109

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Nimrod R. McDade and wife, Geraldine V. McDade

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Berneal C. Dorse and wife, Sara Dorse

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 20, on the Plan of Holt Hills, Section 2B, of record in Plat Book 5190, Page 316, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Nimrod R. McDade and wife, Geraldine V. McDade by deed from Donald R. Clemons and wife, Victoria Clemons, of record in Book 10957, Page 103, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5167, Page 923; Book 5708, Page 670; Book 5183, Page 594; and Book 5673, Page 903, Register's Office for said County.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5190, Page 316, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 6716 Holt Road, Nashville, TN 37211

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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 our hands this 20th day of ~~June~~ July, 2004.

Nimrod R. McDade

Geraldine V. McDade

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nimrod R. McDade and Geraldine V. McDade, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that theyexecuted the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of July, 2004.

My Commission Expires: 1/26/08

Notary Public

ANITA LESTER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.