WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/04/05 10:59 3 pgs
Fees:18.00 Taxes:592.00

20050104-0001066

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December 2004

Notary Public

MY COMMISSION EXPIRES: 5-8-08
(AFFIX SEAL)

FRANKIE A. MATTHEWS NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXP. COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow-Robertson County, 2784-A Highway 31W, White House, Tennessee 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven R. Holloway	Owner	MAP 52-1
(NAME)	(NAME)	
PO Box 804		PARCEL 289
(ADDRESS)	(ADDRESS)	
White House, TN 37188		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Charles Williams and wife, Virginia Williams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven R. Holloway and wife, Margaret A. Holloway

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:

SEE ATTACHED EXHIBIT A

unimproved ( )
This is improved (X) property, known as 404-406/408-410 Neely's Bend Rd., Madison, Tennessee 37115
(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 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 hand s this 30th day of December, 2004

Charles Williams

Virginia Williams

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 Charles Williams and wife, Virginia Williams

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at White House, Tennessee, this 30th day of December 2004.

Commission expires 5-24-06

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

EXHIBIT A

TRACT 1:

BEING the northerly part of Lot No. 13 of Block "L" on the Map of the revised Plan of Power and Roth's Madison Park Subdivision, of record in Book 843, Page 7, Register's Office for said County, and more particularly described according to an unrecorded survey made by E. Medlin, Surveyor, dated March 28, 1964, as follows:

SAID parcel of land designated 13-A on said unrecorded survey fronts 100 feet on Neely's Bend Road and extends back between two parallel lines, the west line measuring 110 feet and the east line measuring 90 feet, to a dead line in the rear, measuring 101.85 feet.

TRACT 2:

BEING the northerly part of Lot No. 14 of Block "L" on the map of the revised Plan of Power and Roth's Madison Park Subdivision, of record in Book 843, Page 7, Register's Office for said County, and more particularly described according to an unrecorded survey made by E. Medlin, Surveyor, dated March 28, 1964, as follows:

SAID parcel of land designated 14-A on said unrecorded survey fronts 100 feet on the south margin of Neely's Bend Road and extends back between two parallel lines, the west line measuring 90 feet and the east line measuring 110 feet, to a dead line in the rear measuring 101.85 feet.

TRACT 1:
Being the same property conveyed to Charles Williams and wife, Virginia Williams by deed from Emma Jean Hamilton and husband, R. A. Hamilton of record in Book 4080, Page 851, Register's Office, Davidson County, Tennessee.

TRACT 2:
Being the same property conveyed to Charles Williams and wife, Virginia Williams by deed from Emma Jean Hamilton and husband, R. A. Hamilton of record in Book 4080, Page 849, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deeds of record.

Subject to notes and all matters on plat of record in Book 843, Page 7, Register's Office, Davidson County, Tennessee.

This conveyance subject to such easements, setback lines, and restrictive covenants of record in said Register's Office.