WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/10/05 16:21 2 pgs
Fees:13.00 Taxes:271.95

20050110-0003816

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,500.00

Charles H Holloway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 TH DAY OF JANUARY, 2005.

Carolyn Peterson
Notary Public

MY COMMISSION EXPIRES: .
6-3-2006 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES H. HOLLOWAY	SAME	MAP 40 PART OF PARCEL 114
(NAME)	(NAME)	
109 SANDY SPRINGS ROAD		
(ADDRESS)	(ADDRESS)	
DOTHAN, AL 36303		
(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, **DAVID B. LYONS AND WIFE, CHRISTY B. LYONS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES H. HOLLOWAY AND WIFE, MARY K. 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:

Land situated in the First Councilmanic District of Nashville, Davidson County, Tennessee, being described according to an unrecorded survey by John Kohl & Company, P.C., 400 Seventh Avenue South, Nashville, TN 37203, by Patrick S. Coode, Surveyor, Tennessee License No. 855, dated September 24, 2004, as follows, to wit:
Commencing at an iron pin in the south right of way of Knight Road at the northwest corner of Paula Kay Tyer, recorded Instrument No. 20031111-0164873; thence S 01 deg. 36' 22" W, a distance of 913.48 feet to the POINT OF BEGINNING; Thence, S 01 deg. 36' 22" W, a distance of 521.63; thence S 83 deg. 09' 39" W, a distance of 788.53; thence S 73 deg. 24' 01" W, a distance of 168.61 feet; thence N 75 deg. 25' 55" W, a distance of 164.40 feet; thence N 69 deg. 06' 34" W, a distance of 127.57 feet; thence N 69 deg. 04' 03" W, a distance of 203.08 feet; thence N 82 deg. 05' 14" W, a distance of 112.85 feet; thence N 00 deg. 26' 19" E, a distance of 331.28 feet; thence N 87 deg. 33' 54" E, a distance of 1131.33 feet; thence N 64 deg. 42' 00" E, a distance of 449.10 feet; which is the POINT OF BEGINNING, containing 14.7 acres, more or less.

Being a portion of the same property conveyed to David B. Lyons and wife, Christy B. Lyons by deed of record in Book 7622, page 819, Register's Office for Davidson County, Tennessee.

THE GRANTEES, CHARLES H. HOLLOWAY AND MARY K. HOLLOWAY acknowledge by signing this instrument that the property has NO ACCESS OR ROAD FRONTAGE, however, the Grantees are owners of adjacent property to the property which provides access as evidence in Deed of record in Instrument No. 20030904-0128356, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

Q2 Cy

This is unimproved property, known as KNIGHT ROAD, ~~NASHVILLE, TN~~/ WHITES CREEK, TN 37189

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Q2 Cy

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.

January 6th

Witness the signatures of DAVID B. LYONS AND CHRISTY B. LYONS on this 6th day of ~~December,~~ 2005.

Witness the signatures of CHARLES H. HOLLOWAY AND MARY K. HOLLOWAY on this 3rd day of January, 2005.

Charles H Holloway
CHARLES H. HOLLOWAY

Mary K. Holloway
MARY K. HOLLOWAY

David B. Lyons
DAVID B. LYONS

Christy B. Lyons
CHRISTY B. LYONS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, DAVID B. LYONS, and wife, CHRISTY B. LYONS the within named bargainor(s), with whom I am personally acquainted or proved to be 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 this: 1/6/05

Commission expires: 2-10-08

Notary Public

CHATHAM COUNTY, GA. NOTARY PUBLIC AT LARGE

My Commission Expires FEB. 10, 2008

STATE OF ALABAMA

COUNTY OF Houston

Before me, the undersigned, a Notary Public, in and for the said County and State, CHARLES H. HOLLOWAY AND WIFE, MARY K. HOLLOWAY, the within named bargainor(s), with whom I am personally acquainted or proved to be 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 this 3rd day of January, 2005.

Commission expires:

Carolyn P. Watson
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: JUNE 3, 2006
BONDED THRU NOTARY PUBLIC UNDERWRITERS

CAROLYN P. WATSON NOTARY PUBLIC STATE OF ALABAMA AT LARGE