THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 19775G

MAP/GROUP/PARCEL:
105-13/6

NEW OWNER'S NAME AND ADDRESS:
James A. Hollender
2110 15th Ave. South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 01/24/05 09:54 2 pgs
Fees:13.00 Taxes:962.00
20050124-0008437

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, FELICIA S. WOODS, AN UNMARRIED WOMAN, hereinafter called Grantor, does hereby transfer and convey unto JAMES A. HOLLENDER, AN UNMARRIED MAN, his heirs and assigns, hereinafter called Grantee, property described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 285, on the Plan of Belmont Heights, as shown on plat of record in Plat Book 421, page 71, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> The subject property is improved property commonly known as 2110 15TH Avenue South, Nashville, TN 37212.
>
> BEING the same property conveyed to Grantor herein by deed of record in Instrument 20030410-0047851, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Felicia S. Woods

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, Felicia S. Woods, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 20th day of January 2005.

NOTARY PUBLIC 9/30/06

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $260,000.00.

Carri Tresle
AFFIANT

Sworn to and subscribed before me, this the 20th day of January 2005.

NOTARY PUBLIC

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006