Davidson County DEEDWARR
Recvd: 02/25/05 08:07 2 pgs
Fees:13.00 Taxes:710.40
20050225-0020735

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Karen S. Holiday
1017 South Graycroft Avenue
Madison, TN 37115

SEND TAX BILL:

New Owner

MORTGAGEE:

Countrywide Home Loans, Inc.
4500 Park Granada
Calabasas, CA 91302

MAP AND PARCEL:
MAP 51-2
PARCEL 41

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Charles Appleton, married, Alan Ray McCool, married and Frank R. McCool, married**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Karen S. Holiday**, ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. Lot 155 on the Plan of Pleasant Acres, Section I, as of record in Plat Book 2133, page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Charles Appleton, married, Alan Ray McCool, married, and Frank R. McCool, married, by deed from Washington Butler, Jr., a single man, dated August 17, 2004, of record in Instrument No. 20040909-0109180, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.
>
> This is not now nor has it ever been the primary residence of the Grantor herein.

This is improved property known as 1017 South Graycroft Avenue, Madison, TN 37115.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant

and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 16th day of February, 2004.

Charles Appleton

Alan Ray McCool

Frank R. McCool

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Charles Appleton, Alan Ray McCool, and Frank R. McCool, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 16th day of February, 2004.

Notary Public

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual value or consideration, whichever is greater, for this transfer is $192,000.00.

AFFIANT

Subscribed and sworn to before me this 16th day of February, 2004.

NOTARY PUBLIC

My Commission Expires: 9/4/05

MARK BLAYNEY LEEDOM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 09/04/2005