WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRANSFER IS **$140,000.00**

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME THIS THE 31 DAY OF MARCH 2005.

NOTARY PUBLIC

MY COMMISION EXPIRES 3/17/07
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/05/05 15:15 2 pgs
Fees:13.00 Taxes:518.00
20050405-0037361

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 907 RIVERGATE PKWY D1
GOODLETTSVILLE TN 37072

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
JUNE HORVATH	**same**	**51-1-39.01**
1015 DUE WEST		
MADISON, TN 37115		

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,

NATHAN WILLIAM HOLBROOK AND WIFE, ANNA MARIE HOLBROOK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

JUNE HORVATH

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of Land in Davidson County, Tennessee, described as follows, to-wit:
Two tract of land in Davidson County, Tennessee, being a part of Lot No. 69 on the Map of Due West Valley Acres, in the 11th Civil District of Davidson County, Tennessee, not of record, but platted according to a survey made by H.R. Swann, Jr. Surveyor, April 20, 1947.

Tract No. 1:
Beginning at a point on the southerly side of Due West Ave., said point of beginning being a common corner of Lots 69 and 70 in said unrecorded subdivision; thence with the southerly line of Due West Avenue 100 feet to a point, thence southwardly and parallel to the dividing line between Lots 69 and 70 , 250 feet to a point, thence westwardly and parallel to the southerly margin of Due West Avenue, 100 feet to a point in the dividing line between Lot 69 and 70 , 250 feet to the point of beginning.

Tract No. 2:
Beginning at a point in the dividing line between Lots 69 and 70 , 250 feet southwardly from the southerly margin of Due West Avenue, thence southwaredly with the dividing line between Lots 69 and 70, 50feet to a point, thence weswardly and parallel to the southern margin of Due West Ave, 100 feet to a point ; thence northwardly and parallel to the dividing line

between Lots 69 and 69, 50 feet to a point, a corner of the property conveyed to Ezell Dickerson and wife, of record in Book 4644, Page 273, said Register's Office, thence eastwardly and parallel to the southerly margin of Due West Ave 100 feet with the Dickerson's Rear line to the point of beginning.

Being the same property conveyed to Nathan William Holbrook ad wife, Anna Marie Holbrook by Quit Claim Deed from Thelma L. Williams, unmarried dated 10/15/90 and filed for record 10/18/90 in Book 8219, Page 230, Register's Office for Davidson County, Tennessee.

See also Warranty Deed in Book 5804, Page 162, said Register's Office.

Subject to easement of record, in Book 7878, Page 489, said Register's Office.

This ( )Unimproved
(X) Improved property is known as: **1015 DUE WEST MADISON, TN 37115**

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 not 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 ever 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 my hand this 31 day of **MARCH, 2005**

Nathan William Holbrook — Anna Marie Holbrook

NATHAN WILLIAM HOLBROOK **ANNA MARIE HOLBROOK**

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, **NATHAN WILLIAM HOLBROOK AND ANNA MARIE HOLBROOK** the named bargainor(s), with whom I am personally acquainted and/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 Hendersonville, **Tennessee.**

This 31 day of **MARCH, 2005.**

LISA M. YASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY

Notary Public

My Commission Expires: 3/17/07