Dav. Co. File Box 14-A
jtc file no. 17760-4

THIS INSTRUMENT PREPARED BY:
Christopher L. Kelly
Brogdon, Creasy, Kelly and Sanders, PLLC
Attorneys at Law
230 N. Main Street
Dickson, Tennessee 37055
(615) 441-0001

Davidson County DEEDWARR
Recvd: 04/07/05 08:22 2 pgs
Fees:13.00 Taxes:381.10
20050407-0038143

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED ~~SIX~~ THREE THOUSAND AND 00/100 DOLLARS (~~$106,000.00~~ 103,000.00), the receipt of which is hereby acknowledged, WE, **DAVY M. FORD and wife, TABITHA R. FORD , ("Grantors") ,** have bargained and sold, and by these presents do transfer, convey and warrant unto **DAVID E. HOLLAND and wife, LILLIAN L. HOLLAND, ("Grantees"),** their heirs and assigns, a certain tracts or parcels of land located in Davidson County, Tennessee and described as follows, to-wit:

> BEING Lot. No 1 on the Plan of Sanford Manor, as of record in Plat Book 6900, page 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Davy M. Ford and wife, Tabitha R. Ford by Warranty Deed from George E. Sanders and wife, Nancy L. Sanders of record in Book 11135, Page 981, Register's Office for Davidson County, Tennessee. Within this referenced Warranty Deed is an incorrect reference that the page of the recorded plat is Page 53, while it should be Page 63, as referenced above.
>
> This conveyance is subject to all matters on the Plan of record in Book 6900, page 63, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, and all the rights, easements, and appurtenances belonging to said land, unto the said Grantees, their heirs, successors and assigns, forever.

AND WE DO, for ourselves and our heirs, executors, and administrators, covenant that we are lawfully seized and possessed of the said land in fee simple; that it is free from all encumbrances; that we have good right to sell and convey the same; and that we will, and our heirs, executors, and administrators shall, warrant and defend the same to the Grantees, Grantees' heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we have set our hands to this instrument this 1st day of April, 2005.

Davy M. Ford
DAVY M. FORD

Tabitha R. Ford
TABITHA R. FORD

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 1st day of APRIL, 2005, before me personally appeared **DAVY M. FORD and TABITHA R. FORD**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the persons who executed the foregoing instrument and acknowledged under oath that they executed the same as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal in said County this 1st day of APRIL, 2005.

NOTARY PUBLIC

My Commission Expires: 2-20-2007

CHRISTOPHER L. KELLY NOTARY PUBLIC AT LARGE DICKSON CO. TENNESSEE

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is ~~$106,000.00~~ $103,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed to before me this 1st day of APRIL, 2005.

NOTARY PUBLIC

My commission Expires: 2-20-2007

CHRISTOPHER L. KELLY NOTARY PUBLIC AT LARGE DICKSON CO. TENNESSEE

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THIS IS IMPROVED PROPERTY KNOWN AS:
874 Idlewild Dr., Madison, TN 37115

MAP - 52 **GROUP** -5 **PARCEL** - 257 **FIELD BOOK**- 11D-94007

ADDRESS OF NEW OWNER:
David E. Holland and wife, Lillian L. Holland
874 Idlewild Dr.
Madison, TN 37115

SEND TAX BILLS TO:
SunTrust Mortgage, Inc.
P. O. Box 79041
Baltimore, MD 21279-0041