Davidson County DEEDWARR
Recvd: 04/13/05 12:10 2 pgs
Fees:13.00 Taxes:484.33

20050413-0041109

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
05TN01352

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS:
$130,900.00

Marquis Holt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 11th day of April, 2005

Notary Public

MY COMMISSION EXPIRES:

DOLLY T. PEAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 30, 2005

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY, STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marquis Holt **515 Yokley Road** **Nashville, TN 37207**	**New Owner**	**071-01-047**

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,

DY Properties II, LLC

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

Marquis Holt and Cornelius Rodriguez Frazier, wife and husband

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 in Davidson County, Tennessee, being Lot No. 1, on the Plan of Dylan Downs Acres of record in Instrument Number 20040831-0105104, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lots.

Being the same property conveyed to DY Properties II, LLC, by Warranty Deed from Norma J. DuBose-Davis f/k/a Norma J. Dubose and husband, Nolan Eugene Davis, dated 1-6-04 and recorded 1-9-04 in Instrument Number 20040109-0003759, Register's Office for Davidson County, Tennessee and previously being the same property conveyed to Norma J. Dubose, by Warranty Deed from William G. Irvin, dated 7-8-87 and recorded 7-8-87 in Book 7291, page 218, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **515 Yokley Road, Nashville, TN 37207**
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.

Witness our hands this 11th day of April, 2005.

DY Properties II, LLC

By: _____

Deron Jenkins, President/Owner
Print Name & Title

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned , a Notary Public within and for the State and County aforesaid personally appeared Deron Jenkins with whom I am personally acquainted and who upon his/her oath(s) acknowledged himself/herself to be the President/owner of DY Properties II, LLC the within named bargainor, and corporation, and that he/she as such President/owner being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Deron Jenkins as such President/owner.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 11th day of April, 2005.

Commission Expires:_____

Notary Public

DOLLY T. PEAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 30, 2005