Davidson County DEEDWARR
Recvd: 04/25/05 08:41 2 pgs
Fees:13.00 Taxes:222.00

20050425-0045361

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

WARRANTY DEED

B-HOLT-05-2124

My Commission Expires JULY 29, 2006

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00.

Affiant

Subscribed and sworn to before me, this 6th DAY OF April, 2005.

Notary Public

MY COMMISSION EXPIRES: 7/29/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann Tiley	New Owner (NAME)	
2124 Fairfax Avenue, Unit 210 (ADDRESS)	(ADDRESS)	104-11-0-F 210.00
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARGARET T. HOLT, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANN TILEY, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 210 ON THE PLAN OF THE CLOISTERS, OF RECORD IN BOOK 6317, PAGE 735, WHICH IS EXHIBIT "C" TO THE MASTER DEED FOR THE CLOISTERS HOMEOWNERS ASSOCIATION, OF RECORD IN BOOK 6317, PAGE 688, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO MARGARET T. HOLT BY WARRANTY DEED FROM THOMAS JAMES STERRITT, JR., EXECUTOR OF THE LAST WILL AND TESTAMENT OF FRANCES KESSINGER STERRITT, AND THOMAS JAMES STERRITT, JR., INDIVIDUALLY, RONALD DAVID STERRITT AND LINDA STERRITT RUNDLE, RECORDED ON SEPTEMBER 19, 2000 IN INSTRUMENT NO. 20000919-0092933, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2124 Fairfax Avenue, Unit 210, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 6th day of April, 2005.

Margaret T. Holt

STATE OF Tennessee
COUNTY OF Davidson

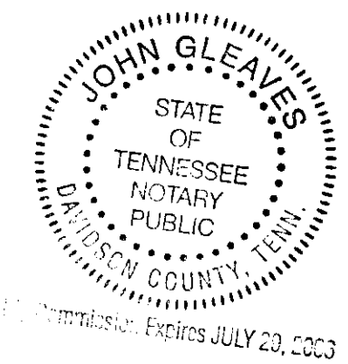
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret T. Holt, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 6th day of April, 2005.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903