Davidson County DEEDWARR
Recvd: 05/05/05 08:12 2 pgs
Fees:13.00 Taxes:325.23

20050505-0050298

WARRANTY DEED

G-CBB-05-3242

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,900.00

Carolyn Fluker
Affiant

Subscribed and sworn to before me, this 29th DAY OF April, 2005.

E. Dwayne Lannom
Notary Public

MY COMMISSION EXPIRES: 8 JUL 05
(AFFIX SEAL)

E. DWAYNE LANNOM NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

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
Carolyn Fluker	nBank, NA	
3242 Spears Road	(NAME) 136 Walton Ferry Road	
(ADDRESS) Nashville, Tennessee 37207	(ADDRESS) Hendersonville, TN 37075	050-14-0 175.00
(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 MITCHELL LEWIS HOLLIE, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CAROLYN FLUKER, 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 Lot No. 315, PLAN OF PARKWOOD ESTATES, SECTION II, as shown on plat of record in Plat Book 3300, Page 5, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mitchell Lewis Hollie, unmarried by Warranty Deed from Carolyn Wood and husband, William F. Wood and Pat Tatum and husband, Larry Wood, recorded on September 6, 1985 in Book 6649, Page 387, 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 in Plat Book 3300, page 5; in the Register's Office for Davidson, Tennessee.

unimproved ( )
This is improved (X) property, known as 3242 Spears Road, Nashville, Tennessee 37207
(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 29th day of April, 2005.

Mitchell Lewis Hollie
Mitchell Lewis Hollie

Deandra B. Hollie

E. DWAYNE LANNOM NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

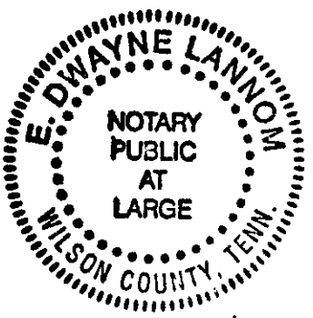
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mitchell Lewis Hollie and Deadra B. Hollie, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they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

Witness my hand and official seal, this the 29th day of April, 2005.

E. Dwayne Lannom
Notary Public

My Commission Expires:

(SEAL) 8 Jul 05



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903