PLEASE RECORD AND RETURN TO:
THIS INSTRUMENT PREPARED BY:
FORSYTHE TITLE AND ESCROW
2525 WEST END AVE, SUITE 350
NASHVILLE, TN 37203

Davidson County DEEDWARR
Recvd: 05/16/05 15:19 2 pg
Fees:13.00 Taxes:499.13
20050516-0055049

WARRANTY DEED

P-BPR-05-3817

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF April, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 11/24/07

SHARON M. GARNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen J. Hollis	new owner (NAME)	
3817 Hilltop Avenue		61-14-87
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we GREGORY A. FOX, UNMARRIED AND KELLY D. WALKER, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto STEPHEN J. HOLLIS AND WIFE, SUSAN HOLLIS, hereinafter called the Grantees, 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 Number 12 on the Plan of Baxter Heights of record in Book 2063, page 94, Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Gregory A. Fox by Deed from Michael W. Page, dated June 15, 2001 of record in Instrumernt Number 20010619-0064864, Register's Office for Davidson County, Tennessee and further conveyed to Gregory A. Fox and Kelly D. Walker as joint tenants with rightds of survivorship by Quitclaim Deed, dated November 22, 2002, of record in Instrument Number 20021202-0147916, said Register's Office.

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

unimproved ( )
This is improved (X) property, known as 3817 Hilltop Avenue, Nashville, Tennessee 37216
(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 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 my/our hand(s) this 28th day of April, 2005.

Gregory A. Fox by Kelly D. Walker AIF
Gregory A. Fox, unmarried

Kelly D. Walker, unmarried

STATE OF Tennessee

COUNTY OF Williamson

On this the 28th day of April, 2005, before me personally appeared Kelly D. Walker to me known (or proved to me on the basis of satisfactory evidence) and who further acknowledges himself to be the attorney in fact for Gregory A. Fox, and acknowledged that he executed the same as his free act and deed by virtue of that Power of Attorney recorded simultaneously herewith in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 28th day of April, 2005.

Notary Public

My Commission Expires: 5/24/2008

SANDY MEYER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800