THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Jere B. Holt, III
2816 Lakeland Drive
Nashville, TN 37214

MORTGAGEE

Davidson County DEEDWARR
Recvd: 06/09/05 08:46 2 pgs
Fees:13.00 Taxes:292.30
20050609-0065814

SEND TAX BILLS
OWNER

MAP-PARCEL:
MAP 096-06-0 PARCEL 095.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Charles A. Rowlett; Glenna Rowlett Hooper and Judy Rowlett Childress, being the only heirs at law of Charles E. Rowlett and wife, Fannie Louise Rowlett, both now being deceased** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jere B. Holt, III and wife, Vikki L. Holt,** 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:

Being Lot No. 160 on the plan of Clover Hill, Section No. III, as of record in Plat Book 2083, Page 49, Register's Office, Davidson County, Tennessee.
Being the same property conveyed to Charles E. Rowlett and wife, Fannie Louise Rowlett by deed f rom Roe Edgar Markin and wife, Lesil M. Markin of record in Book 2399, Page 391, Register's Office, Davidson County, Tennessee. The said Charles E. Rowlett and wife, Fannie Louise Rowlett now being deceased. Charles E. Rowlett pre-deceased Fannie Louise Rowlett and Fannie Louise Rowlett left said property to the above named grantors by Last Will and Testament recorded in the Probate Court of Davidson County, Tennessee under Probate No. 04P-1994.

This is the same description as in previous deed of record.
This conveyance is subject to any and all easements and minimum building setback lines of record.

This is improved property known as **2926 McCampbell Avenue Nashville, TN 37214.**

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 7th day of June, 2005.

Charles A. Rowlett

Glenna Rowlett Hooper

Judy Rowlett Childress

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Charles A. Rowlett; Glenna Rowlett Hooper and Judy Rowlett Childress, the bargainor(s) 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.

NOTARY PUBLIC

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Witness my hand and official seal this 7th day of June, 2005.

My Commission Expires: 7-14-07

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $79,000.00.

AFFIANT

Subscribed and sworn to before me this 7th day of June, 2005.

NOTARY PUBLIC

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 7-14-07