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First Title & Escrow Co., Inc.
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This instrument prepared by:
**Brenda R. Lehman, Attorney at Law**, an employee of
**First American Title Insurance Company**
**Six Cadillac Drive, Suite 190**
**Brentwood, Tennessee 37027**
**(615) 371-8999**

Davidson County DEEDWARR
Recvd: 06/09/05 12:27 3 pg
Fees:18.00 Taxes:817.70
20050609-0066034

File No.: **2120-844085**

# WARRANTY DEED

**THIS INDENTURE,** made and entered into this **Second day of June, 2005**, by and between **Edward T. McBride and** *~~Allison S. McBride~~, parties of the first part, and **Troy Holsing**, **~~party of the second part,

*wife **unmarried

**WITNESSETH:** This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

**Land in Davidson County, Tennessee, being Lot 208, on the plan of POPLAR CREEK ESTATES - PHASE 2, as shown on plat of record in Plat Book 6900, Pages 339-347 amended in Plat Book 7900, Pages 888-889, 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 Edward T. McBride and Allison S. McBride from Kelly Samuel-Alexander Blair and wife, Kimberly Taylor Ann Blair, by virtue of Warranty Deed as recorded on July 2, 2001 in Instrument Number 20010702-0069767, in the Register's Office for Davidson County, Tennessee.**

This conveyance is made subject to:
**(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.**

Parcel ID # **155-8C-208CO**
**X** Improved OR
Unimproved property located at: **6872 Collinswood Dr., Nashville, Tennessee 37221**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Edward T. McBride

Allison S. McBride

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Allison S. McBride and Edward T. McBride** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **their** free Act and Deed.

Witness my hand and Notarial Seal this **Second day of June, 2005.**

Notary Public

My Commission Expires: 7/29/07

**********

Owner's Name: **Troy Holsing**

and Address: **6872 Collinswood Dr.**
**Nashville, TN 37221**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

US Bank
4801 Fredericka St.
Owensboro, KY 42301

**RECORDERS MEMO**
**LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $~~**220,000.00**~~ 221,000 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale. MM

Allison S McBride

Affiant

Subscribed and sworn to before me this **Second day of June, 2005.**

Mandy R Baird

Notary Public

My Commission Expires: 7/29/07

**RECORDERS MEMO**
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED