Davidson County DEEDWARR
Recvd: 06/23/05 16:10 2 pgs
Fees:13.00 Taxes:934.25

20050623-0072553

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 252,500.00.

Stephanie Roth
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June, 2005.

K Morss
NOTARY PUBLIC

My Commission expires: 6-26-07

KRIS MORSS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT PREPARED BY:
Capital Title & Escrow, LLC 2525 West End Ave., Ste. 940, Nashville, TN 37203

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Timothy M. Holder (NAME)	World Savings (NAME)	Map 61-8
4021 Brush Hill Rd. (ADDRESS)	P.O. Box 7512 (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Springfield, OH 45501 (CITY) (STATE) (ZIP)	Parcel 157

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I

Christine Clark, unmarried

hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey unto

Timothy M. Holder, an unmarried man

hereinafter called the **GRANTEES**, their successors and assigns, a certain tract or parcel of land, situated in **Davidson County**, Tennessee, described as follows, to wit:

Being part of Lot No. 3 of Block 1 on the Plan of A. J. McGaughey's Second Haysboro Subdivision as of record in Book 547, page 43, Register's Office for Davidson County, Tennessee, described according to a survey made by Parrish Engineers, dated May 19, 1969, as follows:

Beginning at an iron pin in the westerly margin of Brush Hill Road, 320.0 feet more or less southerly from the southerly margin of Log Cabin Road; being the southeast corner of the property conveyed to Nashville Electric Service by deed of record in Book 2156, page 231, Register's Office; thence along Nashville Electric Service southerly property line and along a fence, as follows: Westerly 228.01 feet to an iron pin; thence southerly 50.01 feet to an iron pin; thence westerly 70.0 feet to an iron pin; thence leaving said line, southerly 28.0 feet to an iron pin at the common corner of Lots Nos. 2 and 3 on said Plan; thence with the line between said lots, easterly 299.0 feet, more or less, to an iron pin in the westerly margin of Brush Hill Road; thence with the margin of same, northerly 80.0 feet to the point of beginning.

Being the same property conveyed to Christine Clark, by deed from Jonathan W. Mire and Wife Ava C. Mire, of record as Instrument No. 20030507-0060927, dated May 5, 2003, said Register's Office.

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

Taxes for the year 2005 have been prorated and assumed by Grantee(s)

The legal foregoing is the same legal description as appears in the previous deed of record.

Matters shown on the Plan of record in Book 547, page(s) 43, said Register's Office

Restrictive Covenants contained in instrument of record in Book 846, page 560, said Register's Office

The improved property is located at 4021 Brush Hill Rd., Nashville, TN 37216

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, forever. We covenant with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 17 day of June, 2005.

Christine Clark

ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Christine Clark, unmarried, the bargainors, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 17 day of June, 2005.

My Commission expires:
2/22/06

PAUL MITCHELL NOTARY PUBLIC AT LARGE PUTNAM CO. TENN.

Notary Public