Davidson County DEEDWARR
Recvd: 07/11/05 15:18 2 pgs
Fees:13.00 Taxes:275.65
20050711-0080041

Kathy Title 98-14
03

Send Tax Statements To:
Mortgage Investors Group
8320 Walker Springs Road
Knoxville, TN 37923

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
701 North Walnut Street
Murfreesboro, TN 37130

Name and Address of New Owner:
Tim Cavins
208 Hickory Hill Court
Nashville, TN 37214

From Information Furnished By
The Parties

096-07-A-008.00CO

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

WARRANTY DEED

FOR AND IN COSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, the undersigned, **KATHY WILLSON BROWN HOLT AND HUSBAND, EDWARD HOLT**, have this day bargained and sold and do hereby transfer and convey unto **TIM CAVINS, A SINGLE PERSON,** his heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Lot No. 6, Unit No. 1, on the Plan of Bianca Square Condominiums, of record in Book 5800, page 101, as amended in Book 5200, page 661, and also shown in the Master Deed of record in Book 6162, page 195, Book 6162, page 211, Book 6165, page 566, Book 6225, page 906 and in Book 9885, page 208, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description of said unit.

BEING the same property conveyed to Kathy Willson Brown Holt (now married and known as Kathy Holt) by Warranty Deed from Tonnya A. White, unmarried, dated 04/26/96, of record in Record Book 10031, page 704, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Master Deed and By-Laws in Book 6162, page 195, Book 6162, page 211, Book 6165, page 566 and in Book 6225, page 906, Book 9885, page 208; an Utility and Drainage easement in Book 6055, page 760; an Transmission Line Easement per plat of record; a Charter Homeowner's Association of record in Book 6168, page 507; any and all matters that may appear of plat of record in Plat Book 5800, page 101 also in Book 5200, page 661; all of said Register's Office.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **TIM CAVINS, A SINGLE PERSON,** his heirs and assigns, forever.

We covenant with the said Grantee that we are lawfully seized and possessed of said parcel of real estate, and that we have a good right to convey the same and that it is unencumbered, except the 2005 property taxes which have been prorated between the parties, the grantor having paid their prorate share unto the grantee, grantee agrees to pay when due.

We further covenant and bind ourselves, our heirs and assigns to forever warrant and defend the title to said real estate to the Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 29th day of June, 2005.

KATHY WILLSON BROWN HOLT **EDWARD HOLT**

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **KATHY WILLSON BROWN HOLT AND HUSBAND, EDWARD HOLT,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 29th day of June, 2005.

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: 4-22-07

NOTARY PUBLIC
My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$74,500.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this the 29th day of June, 2005.

NOTARY PUBLIC
My Commission Expires: 2/22/09

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN