Davidson County DEEDWARR
Recvd: 07/15/05 12:47 2 pgs
Fees:13.00 Taxes:542.05

20050715-0082401

MELISSA L. SANDERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $146,500.00

Affiant

Subscribed and sworn to before me, this 30th day of June, 2005.

Notary Public
My commission expires: MY COMMISSION EXPIRES JULY 19, 2008

MY COMMISSION EXPIRES JULY 19, 2008

02-0506-44057

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jade M. Johnston 4816 Shadecrest Drive Nashville TN 37211	Same as new owner	[redacted]0-062

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Karen M. Holler, Unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jade M. Johnston and Elisabeth M. Loecken, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 50, on the Plan of Caldwell Hall, Section 1 Revised, of record in Plat Book 2900, Page 59, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ken J. Holler and wife, Rhoda L. Holler, by deed from Rembert B. Woodruff and wife, Margrette D. Woodruff, dated March 29, 1961, of record in Book 3217, Page 74, Register's Office for Davidson County, Tennessee. Ken J. Holler has since died. Rhoda L. Holler, a single woman, conveyed subject property to Rhoda L. Holler and Karen M. Holler, both single women, by Quitclaim Deed dated May 18, 2001, of record in Instrument No. 20010713-0074737, said Register's Office. Oath is made that Rhoda L. Holler died intestate on April 17, 2002, leaving Patricia Holler Phillips, Tim Holler, Mike Holler and Karen M. Holler as her sole surviving heirs at law. Further, being the same property conveyed to Karen M. Holler by quitclaim deeds from Patricia Holler Phillips, Tim Holler and Mike Holler being recorded simultaneously herewith. of record 20050715-0082398 + 20050715-0082399 +

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record. 20050715-0082400 RODCT

This property is improved property known as 4816 Shadecrest Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 30th day of June, 2005.

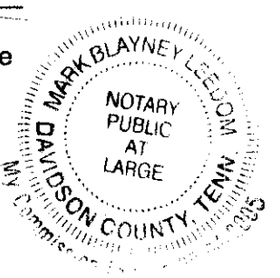
Karen M. Holler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Karen M. Holler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 30th day of June, 2005.

Notary Public
State of Tennessee at Large



My Commission expires 9/4/05