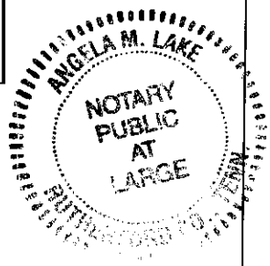
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/12/05 08:14 2 pgs
Fees:13.00 Taxes:291.38
20050912-0108903



STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$78,750.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **2ND DAY OF SEPTEMBER, 2005.**

Notary Public

MY COMMISSION EXPIRES: ~~November 24, 2007~~. 12-5-2006
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vernon K. Warren	**Countrywide Home Loans**	**150-07-0-448.00**
(NAME)	(NAME)	
3238 B Anderson Road	**750 Old Hickory Blvd., Suite 180**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **James Steven Holland**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vernon K. Warren**, 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:

Land in Davidson County, Tennessee, being Lot No. 4-B, Zone Lot Division of lots No. 4 on the Plan of Woodymore Heights Section 1 of record in Plat Book 5210, Page 115, amended in Book 6250, Page 115, Register's Office for said County, to which reference is made for a more complete description.

Jackie Charlton executes this instrument on behalf of Steven Holland as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20050912-0108902, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to **James Steven Holland** by deed of record in Book 8685, Page 883, Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **3238 B Anderson Road, Antioch, TN 37013**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 **my/our hand(s)** this **2nd day of September, 2005**.

James Steven Holland
by Jack Charlton
Attorney-in-fact

State of Tennessee County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named * 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.

Witness my hand and official seal at Antioch, Tennessee, this 2nd day of September, 2005.

Commission expires: 1/24/07

Notary Public

State of Tennessee County of Davidson

On this 2nd day of September 2005, before me personally appeared Jackie Charlton, the person who executed the foregoing instrument on behalf of James Steve Holland, and acknowledged that he executed the same as the free act and deed of the said Jackie Charlton, granted him, by the said James Steve Holland.

Commission Expires: 1-25-2006

Angela M. Lake
Notary Public

NOTARY PUBLIC AT LARGE
ANGELA M. LAKE
RUTHERFORD CO., TENN.