THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 21801D

Davidson County DEEDWARR
Recvd: 09/19/05 09:34 2 pgs
Fees:13.00 Taxes:185.00
20050919-0111934

MAP/GROUP/PARCEL:
082-07-046100
NEW OWNER'S NAME AND ADDRESS:
DIANE G. HOLT
2895 HIGHWAY 109
LEBANON, TN 37090

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, JEREMIAH GROUP LLC, a Tennessee Limited Liability Company, hereinafter called Grantor, does hereby transfer and convey unto, DIANE G. HOLT, an umarried woman, her heirs and assigns, hereinafter called Grantee, property described as follows:

LOT 40, MILERS ADDITION TO EDGEFIELD, AS SHOWN ON PLAT OF RECORD IN BOOK 57, PAGE 133, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

The subject property is improved property known as 819 NORTH FIFTH STREET, Nashville, TN 37207.

BEING the same property conveyed to Grantor herein by deed of record in Instrument Number 200412300154844, Register's Office for Davidson, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that he lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, its heirs, successors, and representatives to warrant and defend the title to the said land to Grantee,her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

JEREMIAH GROUP LLC

By: _____
Jeremiah Group, LLC
By: Nathan Vaughn
Member

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Nathan Vaughn, with whom I am personally acquainted, and who acknowledged that he is a Member of JEREMIAH GROUP LLC, and that he, assuch, an with full power and authority so to do executed the within instrument for the purposes therein contained..

DONE at offices in Hendersonville, Tennessee on this the 13th day of September, 2005.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES:

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $50,000.00.

_____
AFFIANT

Sworn to and subscribed before me, this the 13th day of September, 2005.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES:

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY