

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$152,500.00
X _____
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September, 2005.
_____
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 11-26-2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy S. Grimes 4061 Dodson Chapel Rd #146 Hermitage, TN 37076	First American Real EstateTaxes Escrow Reporting/Bill Receipt Dept. 8435 N. Stemmons Freeway Dallas, TX 75247	Map 86-10, Group B Parcel 146

For and in 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,

Jerry Don Holland and wife, Fabian R. Holland by and through Jerry Don Holland Attorney-in-Fact

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Timothy S. Grimes

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 UNIT NO. 146 ON THE PLAN OF NOEL COVE TOWNHOMES, OF RECORD AS INSTRUMENT NO. 20030924-0141428, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO SAID INSTRUMENT IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO JERRY DON HOLLAND, A MARRIED MAN BY DEED FROM HERMITAGE DEVELOPERS, INC., A TENNESSEE CORPORATION, DATED MARCH 31, 2005, AND OF RECORD IN INSTRUMENT NUMBER 20050404-0036603, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2005 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Instrument Number 20030924-0055125, Register's Office for Davidson County, Tennessee.
3) Property is subject to Master Deed establishing a Horizontal Property Regime of Noel Cove Townhomes, of record in Instrument Number 20030924-0141428, Register's Office for Davison County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein.
4) Property is subject to Association Charter of record in Instrument Number 20030812-0115541, Register's Office for Davidson County, Tennessee.
5) Property is subject to easement for storm water detention granted to Metro Government of record in Instrument Number 20030617-0083356, said Register's Office.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 4061 Dodson Chapel Drive, #146, Hermitage, TN 37076
(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 our hand(s) this 15th day of September, 2005.

Jerry Don Holland
Jerry Don Holland

Fabian R. Holland by Jerry Don Holland
Fabian R. Holland by Jerry Don Holland
Attorney-in-Fact
attorney-in-fact

Davidson County DEEDWARR
Recvd: 09/19/05 12:05 2 pgs
Fees:13.00 Taxes:564.25
20050919-0112210

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jerry Don Holland, with whom I am personally acquainted, (or who 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, at office, this 15th day of September, 2005.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

SUSAN FRENSLEY NEWTON NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

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 Jerry Don Holland, Attorney-in-Fact for Fabian R. Holland, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Fabian R. Holland for the purposes therein contained.

WITNESS my hand and official seal this 15th day of Septpember, 2005

NOTARY PUBLIC

My Commission Expires: 11-26-2005

SUSAN FRENSLEY NEWTON NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076