This instrument prepared by and return to:

FEARNLEY & CALIFF, PLLC
565 Marriott Drive, Suite 850
NASHVILLE, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 24th day of January, 2006, by and between KATHERINE HOLMES, party of the first part, and JAMES C. ATKEISON and wife, BARBARA J. ATKEISON, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 39 on the Plan of STANFORD COUNTRY CLUB ESTATES, Section I, as of record in Book 2900, Page 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to KATHERINE HOLMES from JERRIE N. BARNETT-WHITLOW by Warranty Deed dated June 22, 2001, and recorded under Instrument Number 20010703-0070412, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2006 Davidson County real property taxes, being a lien not yet due and payable, Subdivision Restrictions, Building Lines and Easements of record in Book 2900, Page 50, and in Book 2993, Page 109, all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

Davidson County DEEDWARR
Recvd: 01/30/06 14:26 2 pgs
Fees:13.00 Taxes:388.50
20060130-0011469

WITNESS the signature of the party of the first part the day and year first above written.

KATHERINE HOLMES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of January, 2006, before me personally appeared KATHERINE HOLMES, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and official seal at office this 24th day of January, 2006.

Memorie K. White
NOTARY PUBLIC

My Commission Expires:



Property Owner & Address : JAMES C. ATKEISON & BARBARA J. ATKEISON
PO Box 519
Burns TN 37029

Tax Parcel No.: 085-11-0 076.00

Property Address: 220 Eldon Ct.
Nashville, TN 37214

MAIL TAX BILLS TO: Jim Atkeison
P.O. Box 519
Burns, TN 37029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $105,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 24th day of January, 2006.

Memorie K. White
NOTARY PUBLIC

My Commission Expires:

