Davidson County DEEDWARR
Recvd: 03/03/06 15:49 2 pgs
Fees:13.00 Taxes:295.63

20060303-0025235

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,900.00

B. Mull
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF Feb., 2006.

Deborah J. Cohen
Notary Public

MY COMMISSION EXPIRES: 9-22-2007

(AFFIX SEAL)

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KATHERINE L. HOLBROOK	SAME	**043-15-0-104.00**
(NAME) **1008 OLD HICKORY BLVD.**	(NAME)	
(ADDRESS) **MADISON, TN 37115**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, BRIAN K. MULLINS AND WIFE, EVA W. MULLINS,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHERINE L. HOLBROOK,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lots No. 29 & 30 of Block "B", on the Plan of Anderson Subdivision, as of record in Book 974, Pages 36 & 37, Register's Office for Davidson County, Tennessee, and a strip immediately south of said two lots described together as follows:

Beginning on the southerly margin of Old Hickory Boulevard at the corner of Lots No. 30 & 31; thence with the line between said two lots southerly 138.25 feet and continuing in a southerly direction 50 feet, in all, 188.25 feet; thence easterly 50 feet; thence northerly 50 feet to the corner of Lots No. 28 & 29; thence with the line between said two lots northerly 138.5 feet, in all 188.5 feet to the southerly margin of Old Hickory Boulevard; thence with said boulevard westerly 50 feet to the beginning.

Being the same property conveyed to Brian K. Mullins and wife, Eva W. Mulllins, by deed from Betty Jean Crow of record in Instrument #199912220306244, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters contained on the plan of record in Book 974, page 36, and any and all other easements, restrictions and conditions or other matters, which may affect said property of record in the Register's Office for Davidson County, Tennessee.

This is improved(X) property, known as **1008 OLD HICKORY BLVD., MADISON, TN 37115**
(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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 28TH day of FEBRUARY, 2006.

BRIAN K. MULLLINS

EVA W. MULLINS

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 Brian K. Mullins and wife, Eva W. Mullins, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of February, 2006.

My commission expires: September 22, 2007.

DEBORAH J. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public