Davidson County DEEDWARR
Recvd: 03/24/06 15:20 2 pgs
Fees:13.00 Taxes:887.63

20060324-0034105

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF February, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

B-HDH-06-853

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradford G. Northcut	BANCORPSOUTH BANK	
853 Glen Avenue	(NAME) 5217 Maryland Way	105-13.395
(ADDRESS) Nashville, TN 37204	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we THE ESTATE OF JENNIS N. HOLMES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRADFORD G. NORTHCUT AND CHRISTOPHER STRICKLAND, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 93 ON THE PLAN OF WAVERLY PLACE, OF RECORD IN BOOK 57, PAGE 95, REGISTER'S OFFICE FOR SAID COUNTY, AND AS RESUBDIVIDED BY PLAT OF RECORD IN BOOK 3500, PAGE 30, REGISTER'S OFFICE FOR SAID COUNTY.

BEGINNING AT A CONCRETE MONUMENT ON THE SOUTHERLY MARGIN OF GLEN AVENUE, SAID MONUMENT BEING LOCATED APPROXIMATELY 65.7 FEET EAST OF THE INTERSECTION OF GLEN AVENUE AND 9TH AVENUE SOUTH (FORMERLY KIRKMAN); THENCE NORTHWESTERLY 8.5 FEET TO AN IRON PIN; THENCE IN A LEFT ARC, ON A CURVE WITH A 50 FOOT RADIUS, 114.2 FEET TO AN IRON PIN ON THE EASTERLY MARGIN OF 9TH AVENUE SOUTH; THENCE ALONG SAID MARGIN, SOUTHWARDLY 152 FEET TO AN IRON PIN AT THE NORTHERLY MARGIN OF AN ALLEY; THENCE EASTWARDLY ALONG SAID MARGIN 9 FEET TO A CONCRETE MONUMENT; THENCE NORTHEASTWARDLY 200 FEET TO A CONCRETE MONUMENT, THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO EDWARD P. HOLMES AND WIFE, JENNIE N. HOLMES BY SPECIAL WARRANTY DEED FROM ADMINISTRATOR OF VETERANS' AFFAIRS, RECORDED ON THE 23RD DAY OF APRIL, 1969 IN DEED BOOK 4327, PAGE 853, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID EDWARD P. HOLMES HAVING PREDECEASED JENNIE N. HOLMES. JENNIE N. HOLMES HAVING SINCE DIED INTESTATE LEAVING FAYE JACKSON, SANDRA FORD, GREGORY HOLMES, CALVIN HOLMES, AND JOHNNY HOLMES AS SURVIVING HEIRS AT LAW AS ESTABLISHED BY AFFIDAVIT OF HEIRSHIP RECORDED SIMULTANEOUSLY HEREWITH AS INSTRUMENT NUMBER 20060323-0033465, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 57, page 95, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 853 Glen Avenue, Nashville, Tennessee 37204
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the

Witness my/our hand(s) this 10th day of February, 2006.

The Estate of Jennis N. Holmes

By: _____
Faye Jackson

_____
Sandra Ford

_____
Gregory Holmes

_____
Calvin Holmes

_____
Johnnie Holmes

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Faye Jackson, Sandra Ford, Gregory Holmes, Calvin Holmes, and Johnnie Holmes, the within named bargainor, 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, this the 10th day of February, 2006.

_____
Notary Public

My Commission Expires: 7-19-06

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON

My Commission

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903