Davidson County DEEDWARR
Recvd: 06/01/06 09:34 2 pgs
Fees:13.00 Taxes:586.45

20060601-0064238




|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$158,500.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|26th DAY OF May, 2006
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (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 |
|---|---|---|
| Anthony Bragg & Julia Peterson<br>2409 Kimberly Drive<br>Nashville TN 37214 | Ameris National Mtg.<br>2000 Robert Fulton Dr #325<br>Reston, VA 20191 | Map 73-07<br>Parcel 72 |

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,

**Joseph Holstead, Jr., unmarried**

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

**Anthony Bragg and Julia Peterson, joint tenants with right of survivorship**

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 LOT NO. 359 ON THE PLAN OF SUNSET VIEW, SECTION 6, AS OF RECORD IN BOOK 2900, PAGE 54 AND 55, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 359 FRONTS 95 FEET ON THE SOUTHERLY SIDE OF KIMBERLY ROAD AND EXTENDS BACK 332.7 FEET ON THE WESTERLY LINE AND 312.2 FEET ON THE EASTERLY LINE TO A BROKEN LINE, MEASURING 88.1 FEET AND 114.6 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH HOLSTEAD, JR. BY DEED FROM DEBRA LYNN YOUNG SMITH, DATED AUGUST 28, 2003, AND OF RECORD IN INSTRUMENT NUMBER 20030902-0127042, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2006 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 2900, Pages 54 and 55, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 2995, Page 413, Register's Office for Davidson County, Tennessee.
4) Property is subject to easement for sanitary sewers to Metro Government in Book 6518, Page 744, said Register's Office.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 2409 Kimberly Drive, Nashville, TN 37214
(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 my hand(s) this 26th day of May, 2006.

Joseph Holstead, Jr.

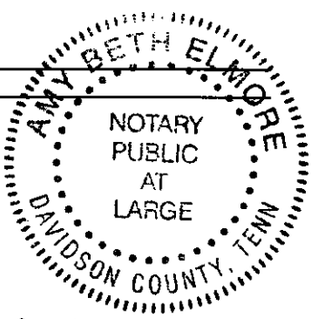
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Joseph Holstead, Jr., unmarried, 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 26th day of May, 2006.

Amy Beth Elmore
NOTARY PUBLIC

My Commission Expires:




My Commission Expires MAR. 22, 2008

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