THIS INSTRUMENT PREPARED BY:
GLENN S. MACBETH, ATTORNEY
1639 Medical Center Parkway
Suite 102 Stone Gate Corporate Center
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Eric Holman
420 Walton Lane, #E21
Nashville, TN 37216

SEND TAX BILLS TO:
Same

Davidson County DEEDWARR
Recvd: 07/21/06 15:39 2 pgs
Fees:13.00 Taxes:231.25
20060721-0088431

WARRANTY DEED

(Map 51-15-0-A, Parcel 21.00 CO)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **T. A. WILLIAMS, and wife, ANN L. WILLIAMS**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **ERIC HOLMAN, unmarried**, hereinafter referred to as "Grantee", his heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> A CERTAIN CONDOMINIUM UNIT in Davidson County, Tennessee, being Unit No. E-21 as shown on the Plat of Quail Creek Condominium, of record in Book 6328, pages 89 and 90, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Quail Creek Homeowner's Association, all as described in Book 6328, page 44, et. seq., Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said unit.
>
> BEING the same property conveyed to T. A. Williams and wife, Ann L. Williams, by deed dated August 27, 1998, from William T. Hargrove and wife, Lisa M. Moody Hargrove, of record in Book 11089, page 914, Register's Office for Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Book 6328, page 89 and 90; to all matters in Master Deed of record in Book 6328, page 44, and to Homeowners Association Charter of record in Book 6340, page 410, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as **420 Walton Lane, #E21, Nashville, TN 37216.**

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2006 real property taxes which will be prorated at closing and assumed by the Grantee.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 17th day of July, 2006.

T. A. WILLIAMS

ANN L. WILLIAMS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named T. A. Williams and wife, Ann L. Williams, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of July, 2006.

Notary Public

My Commission Expires: 8/20/08

GLENN S. MACBETH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES AUGUST 20, 2008

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $62,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Eric Holman
Affiant

Subscribed and sworn to before me this 17th day of July, 2006.

Notary Public

My commission expires: 8/20/08

File No. 20060089

GLENN S. MACBETH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES AUGUST 20, 2008