STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 20th day of July, 2006.

Notary Public

My Commission Expires: May 2, 2010

TAMILYN DERRYBERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 07/24/06 12:46 2 pgs
Fees:13.00 Taxes:438.45

20060724-0088789

ADDRESS NEW OWNER(S) AS FOLLOWS:
James C. Nabors

307 Yorkshire Circle
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

161-11-C-55

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Bonnie Christina Holmes, unmarried, hereinafter referred to as Grantors, hereby transfers and conveys to James C. Nabors, single, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Lot No. K-124 of the Plan of Resubdivision of Lot 2 of Phase IV, Villages of Brentwood, as shown by plat of record in Plat Book 6900, Page 614, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Bonnie Christina Holmes, unmarried, by Warranty Deed from James E. Anderson, unmarried, of record in Instrument No. 20040211-0016570, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 6900, Page 164, Register's Office of said County.

Restrictive Covenants of record in Deed Book 7231, Page 789, as amended in Book 7472, page 108 as made applicable to Lot 2, Phase 4 of record in Book 7494, page 689, Register's Office of said County.

Right of Way of record in Deed Book 6900, Page 294, Register's Office for said County.

Charter of Villages of Brentwood Townhouse Homeowners Association of record in Deed Book 7599, Page 914, Book 7925, page 41, Book 7936, page 332, Book 8152, page 927 and in Book 8163, page 593, Register's Office for said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 307 Yorkshire Circle, Nashville, TN 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 this 20th day of July, 2006.

Bonnie Christina Holmes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Bonnie Christina Holmes, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein .

Witness my hand and official seal this 20th day of July, 2006.

Notary Public

My Commission Expires: 11/8/08

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires NOV 8, 2008

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