Return to: Castleman Title
110 Glancy St., Ste. 112
Goodlettsville, TN 37072

(2)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $408,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 21st day of July, 2006.

Notary Public

My Commission Expires: 07/21/07

WILLIAM D. CASTLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON 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: 07/27/06 09:53 3 pgs
Fees:18.00 Taxes:1509.60
20060727-0090757

ADDRESS NEW OWNER(S) AS FOLLOWS:
Sandra Zamora

1913 Neely's Bend Rd.
Madison, Tennessee 37115

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

074-00-0-076.00

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, Jeremy M. Holmes, unmarried hereinafter referred to as Grantors, hereby transfers and conveys to Sandra Zamora, 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:

A tract of land on the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee and being a part of Parcel 40 on Tax Map 74 and being more particularly described according to a survey by Ragan-Smith-Murphy & Associates, Inc., dated December 5, 1989, Job No. 89-181 as follows:

Beginning at an existing concrete monument on the easterly right-of-way line of Neely's Bend Road at the northwesterly corner of the overall tract of which this is a part and also the southwesterly corner of Parcel 41 owned by Herbert Lee Parrish, Deed Book 4527, page 209, R.O.D.C., Tennessee, said point also being 3,119 feet, more or less, southeasterly from the southerly right-of-way line of Menees Lane; thence,

With the south line of Parcel 41 N 68 deg., 37' 48" E, 178.94 feet to an iron pin set; thence,
With the easterly line of Parcel 41, N 19 deg. 41' 00" W, 80.10 feet to an existing iron pin set in concrete in the south line of Parcel 42, owned by Ruby Walker by Deed Book 2647, Page 193, R.O.D.C., Tennessee; thence,

With the south line of Parcel 42, N 68 deg. 37' 08" E, 967.43 feet to an iron pin set at the common corner of Tracts 1 and 2 of this survey; thence,
With the common line of Tracts 1 and 2, S 18 deg. 44' 00" E, 425.80 feet to an iron pin set; thence,
Continuing with the common line of Tracts 1 and 2, S 69 degrees 31' 50" W, 484.00 feet to an iron pin set at the common corner of Tracts 1 and 3 of this survey; thence,
With the common line between Tracts 1 and 3, N 16 deg. 52' 11" W, 368.84 feet to an iron pin set; thence,
S 68 deg. 37' 08" W, 384.00 feet to an iron pin set; thence,
S 26 deg. 14' 24" W, 118.78 feet to an iron pin set; thence,
S 68 deg. 37' 48" W, 205.00 feet to an iron pin set on the easterly right-of-way line of Neely's Bend Road; thence,
With the easterly right-of-way line of Neely's Bend Road, N 18 deg. 27' 08" W, 50.00 feet to the point of beginning, and;

Containing 240,404 square feet or 5.519 acres, more or less.

Being the same property conveyed to Jeremy M. Holmes and Susan Holmes, by deed dated 06/30/2003 from Dale M. Garrett, Sr. and wife, June Garrett of record in Instrument No. 20030710-0095401, Register's Office for Davidson County, Tennessee and being further conveyed to Jeremy M. Holmes by deed dated 01/28/2005 from Jeremy M. Holmes and Susan Holmes, husband and wife of record in Instrument No. 20050203-0012603, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Minute Book J, Page 323, Register's Office of said County.

Subject to utility easements of record in Book 8017, Page 652, Register's Office for Davidson County, Tennessee.

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 1913 Neely's Bend Rd., Madison, TN 37115.

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 21st day of July, 2006.

Jeremy M. Holmes

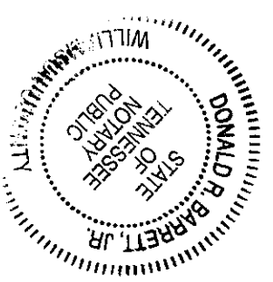
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jeremy M. Holmes, 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 21st day of July, 2006.

Notary Public

My Commission Expires: 10/10/09



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