WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 107,000.00

Melvin D Holt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of August, 2006.

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Melvin D. Holt	Regions Bank d/b/a Regions Mortgage	Map 050
3252 Doverside Drive	810 Crescent Centre Dr., Ste. 300	Group 14
Nashville, TN 37207	Franklin, TN 37067	Parcel 088

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

Carl R. Johnson, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Melvin D. Holt, an unmarried person

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. 665 on the Plan of Parkwood Estates, Section Four, as of record in Book 330, Pages 79 and 80, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Doverside Drive at the common front corners of Lots Nos. 665 and 666; thence with said margin of said Drive, eastwardly 78.62 feet to a concrete monument at the beginning of a curve having a radius of 25.0 feet; thence around said curve, southeastwardly 39.27 feet to a concrete margin in the westerly margin of Moorewood Drive; thence with said margin of said Drive, southwardly 100.0 feet to a concrete monument at the beginning of a curve having a radius of 25.0 feet; thence around said curve southwestwardly 39.27 feet to a concrete monument in the northerly margin of Briley Parkway; thence with said margin of said Parkway, westwardly 78.62 feet to a point, the common rear corners of Lots Nos. 665 and 666; thence with the line between said lots, northwardly 150 feet to the point of beginning.

Being the same property conveyed to Carl R. Johnson by deed from Esther H. Wall, a single woman, of record in Instrument 20060127-0010509, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3252 Doverside Drive, Nashville, TN 37207

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.

Davidson County DEEDWARR
Recvd: 08/22/06 11:50 2 pgs
Fees:13.00 Taxes:395.90

Witness my hand this 18th day of August, 2006.

Carl R. Johnson

20060822-0103369

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carl R. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of August, 2006.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.