20015-4
30/14A

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$44,000.00.** Affiant Subscribed and sworn to before me, this the 1st day of September, 2006. Notary Public My commission expires: Nov. 24 2007 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/05/06 08:46 2 pg
Fees:13.00 Taxes:162.80
20060905-0108824

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Billy E. Hollis	**New Owner**	**Map 071-12, Parcel 207.00**
1018 Elvira Avenue		
Nashville, TN 37216		

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,

Michael A. Sams, Administrator of the Estate of Margaret A. Sams and Individually

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Billy E. Hollis

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. 134 on the Plan of Victory Heights Subdivision, of record in Plat Book 1130, page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Margaret A. Sams, unmarried by Deed from Stanley Eugene Jones and wife, Sherrol C. Jones, of record in Book 9669, Page 144, Register's Office for Davidson County, Tennessee. The said Margaret A. Sams having since died intestate on April 27, 2006. The property is vested in Michael A. Sams as the only heir at law of Margaret A. Sams and as Administrator of the Estate of Margaret A. Sams as setout in Probate Case No. 06P870, Seventh Circuit Court of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (__X__) Unimproved (____) property, known as: **920 Oneida Avenue, 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.

Witness my/our hand(s) this **1st** day of **September, 2006.**

Michael A Sams Administrator
Michael A. Sams, Administrator

Michael A Sams
Michael A. Sams, Individually

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 **Michael A. Sams, Administrator of the Estate of Margaret A. Sams and individually,** the bargainor, 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 **1st** day of **September, 2006.**

Notary Public



My Commission Expires: Nov. 24, 2007