Davidson County DEEDWARR
Recvd: 09/08/06 10:22 2 pgs
Fees:13.00 Taxes:292.67

20060908-0111296

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $79,100.00. Affiant Subscribed and sworn to before me, this 6th day of September, 2006. Notary Public My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Michael Holland 167 Jefferson Square Nashville, TN 37215	New Owner	073-07-0 181.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DARRYL FOUST, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MICHAEL HOLLAND, unmarried**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 47A, of the Zone Lot Division of Lots 44, 45, 46, 47, 48, 49, 50, 51, 52 and 53, Cabin Hill Subdivision, Section 3, as of record in Book 6250, page 361 and amending Book 5200, page 713, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Darryl Foust by deed from Terry Lee Kowski of record in Instrument No. 20030804-0110405, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2006 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 6250, page 361 and Book 5200, page 713, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 6430, page 509 and Book 9412, page 317, said Register's Office.

4. Easements in Book 6181, pages 107 and 109, said Register's Office.

This is improved property known as 2204 A Cabin Hill Road, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and I covenant with the said Grantee 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 6th day of September, 2006.

Darryl Foust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DARRYL FOUST,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of September, 2006.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007