Return to:
Bridgehouse Title, LLC
1602 W. Northfield Blvd
Suite 500
Murfreesboro, TN 37129

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

W & I Ref: _____ Title No: 48183

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 09/11/06 10:50 2 pgs
Fees:13.00 Taxes:480.63
20060911-0111962

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kenneth Craig Card 8151 Bonnafair Drive Hermitage, Tennessee 37076	First Horizon Home Loan Corporation 4000 Horizon Way Irving, TX 75063

TAX MAP-PARCEL NUMBERS: 07404007200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$129,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Jennifer D. Witherow Holder, married, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kenneth Craig Card** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot no. 63 on the Plan of Section Twelve Hermitage Hills of record in Book 4675, page 125, Register's Office for said County.

Said Lot No. 63 fronts 108.0 feet erroneously referred to as 103.0 feet in prior conveyance, on the Northwesterly margin of Bonnafair Drive and extends back 125.05 feet, erroneously referred to as 225.05 feet in prior conveyance on the northeasterly line and 137.9 feet on the southwesterly line to a dead line in the rear, measuring 131.22 feet thereon.

Being the same property conveyed to Jennifer D. Witherow by deed from Dennis D. Follis and wife, Pamela G. Follis of record in Book 11630, page 641, said Register's Office. The said Jennifer D. Witherow is now known as Jennifer D. Witherow Holder.

Michael K. Holder, spouse of Jennifer D. Witherow Holder, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4675 Page 125, said Register's Office, which Plan shows a 30 foot minimum building setback line from Bonnafair Drive and a 10 foot easement for public utility and drainage purposes along the rear and westerly side lines of said lot.

This is improved property, known as: 8151 Bonnafair, Nashville, Tennessee 37076

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of August, 2006 .

Jennifer D. Witherow Holder
Jennifer D. Witherow Holder

Michael K. Holder
Michael K. Holder

State of TENNESSEE
County of DAVIDSON

On this 30th day of August, 2006 , before me the undersigned authority, personally appeared **Jennifer D. Witherow Holder and Michael K. Holder** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: ~~$129,000.00~~ $129,900.00

Affiant

Sworn and subscribed before me this 30th day of August, 2006

Notary Public

My Commission Expires: 11/24/08

Robin R. Keller
State of Tennessee Notary Public
Rutherford County

Wldoc: Deed Wp—12/92