RECORD & RETURN TO:
American Title Company, Inc.
925 Industrial Drive
Old Hickory, TN 37138
FILE # NO6-0500

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/03/06 13:49 2 pgs
Fees:13.00 Taxes:524.48
20061003-0122544

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$141,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 27TH day of September, 2006

Notary Public

MY COMMISSION EXPIRES: NOTARY PUBLIC Pamela B. Matheney My Commission Expires October 20, 2009 STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 Maryland Way, Suite 208 , BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chris Holt **3313 Park Avenue** **Nashville, TN 37201**	NEW OWNER	**092-13-0-176.00**

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,

Shirley A. Mason, unmarried and Frank H. House, her father

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

Chris Holt , unmarried

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:

Being Lot No. 1 of Block 11, on the Plan of Charlotte Park Co's. Second Addition to Nashville, as shown by plat of record in Plat Book 57, pages 160-161, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 57.85 feet on the southerly side of park, formerly First Avenue, and runs back 150 feet, more or less, to an alley measuring 40.76 feet thereon.

Being the same property conveyed to Shirley A. Mason, unmarried and Frank H. House, her father, by Quitclaim Deed from Robert T. Mason, Sr., unmarried, dated 08-20-2003 and recorded 09-18-2003 in Instrument No. 20030918-0138098, 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.

Unimproved ( )
This is improved (X) property known as **3313 Park Avenue, Nashville, TN 37201**
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 our hands this 27th day of September, 2006.

Shirley A. Mason

Frank H House

Frank H. House

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shirley A. Mason, unmarried and Frank H. House, her father the bargainor(s) 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 at Smyrna, Tennessee, this 27th day of September, 2006.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006