Davidson County DEEDWARR
Recvd: 10/17/06 09:55 2 pgs
Fees:13.00 Taxes:1202.13

20061017-0128619

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $324,900.00

Affiant

Subscribed and sworn to before me, this 27th day of September, 2006.

Notary Public
My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY
My Commission Expires July 28, 2007

03-0608-34045

Address of New Owner:	Send Tax Bills to:	Tax Information
George W. Holder, Jr. 39 Nickleby Downs Nashville TN 37211	New Owner	172-01-0-A-030.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jacquelyn D. Velasquez, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to George W. Holder, Jr.,* hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit: *unmarried

Land in Davidson County, Tennessee, being Lot No. 30, on the Plan of Revised Plan of Copperfield, of record in Book 6900, Pages 555-559, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jacquelyn D. Velasquez by quitclaim deed from David Velasquez and wife, Diana Velasquez, dated 11-23-99, recorded 11-24-99, of record in Book 11756, Page 166, 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.

This property is improved property known as 39 Nickleby Downs, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Diana Stancil executes this instrument as Attorney in Fact on behalf of Jacquelyn D. Valasquez pursuant to the Power of Attorney of record in Instrument nUbmer _____, register's Office.

20061017-0128618

WITNESS my hand this 27th day of September, 2006.

By: Jacquelyn D. Velasquez, Atty in Fact
Jacquelyn D. Velasquez
By: Diana Stancil, Attorney in Fact

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 Diana Stancil, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes herein contained, and who further acknowledged that she is the attorney in fact for Jacquelyn D. Velasquez, and that she is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of September, 2006.

Commission expires 2/22/09

Notary Public

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN