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Davidson County DEEDWARR
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Fees:13.00 Taxes:129.50
20061102-0136238

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

This instrument was prepared using information provided by the parties. Preparer of this instrument makes no representations with regard to the title of the subject property.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Affiant

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

Notary Public
My commission expires: 02/24/08

06-0608-72433

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Fredda M. Lee<br>1500 Fox Haven<br>Mt. Juliet TN 37122 | New Owner | 94-01-0-348 |

# WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joseph W. Hollis, individually and as Executor of the Estate of Joann P. Hollis, deceased**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Fredda M. Lee**, a single woman, hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:
Legal Description:

Land in Davidson County, Tennessee, being Lot No. 43 on the plan of Shelby Village No. 2, of record in Book 1835, Page 48, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sammy W. Hollis & Joann P. Hollis by deed from Nettie Spurlock, dated April 27, 1959, of record in Book 2903, Page 267, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Joseph W. Hollis by quitclaim deed from Sammy W. Hollis, of record in Book ~~Y~~ _____, Page _____, Register's Office for Davidson County, Tennessee. *20061102-0136237

Joann P. Hollis having since died on June 30, 2006, leaving an unprobated will Devising the subject property to Joseph W. Hollis, and Joseph P. Hollis being the sole heir at law of Joann P. Hollis.

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 not the marital residence of the Grantor, spouse, or any dependents.

This property is improved property known as 704 Village Court, Nashville, TN 37206

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.

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

Joseph W. Hollis

Joseph W. Hollis, individually, and as
Executor of the Estate of
Joann P. Hollis, deceased.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joseph W. Hollis, individually and as Executor of the Estate of Joann P. Hollis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument in the capacities and for the purposes therein contained.

Witness my hand in Hermitage, TN, this 27th day of September, 2006.

Kathleen Tomlinson

My Commission expires 02/24/08