Davidson County DEEDWARR
Recvd: 12/01/06 09:47 2 pgs
Fees:13.00 Taxes:536.50

20061201-0148338

WARRANTY DEED

P-06-943-1

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF November, 2006.

Notary Public

MY COMMISSION EXPIRES: 5/24/08 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON

My Commission

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Graham Holmes	Graham Holmes	
943 Fairwin Avenue	(NAME) P.O. Box 7458	72-9-260.00
(ADDRESS) Nashville, Tennessee 37216	(ADDRESS) Santa Monica, CA 90406	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES R. DENNIS II AND CAROLYN JEAN PERRY, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto GRAHAM HOLMES, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 22 ON THE MAP OF THE ESKRIDGE SUBDIVISION OF PART OF THE W. B. FRANKLIN PROPERTY, AS OF RECORD IN BOOK 547, PAGE 52, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JAMES R. DENNIS, II AND CAROLYN JEAN PERRY, BOTH UNMARRIED, JOINT TENANCY WITH RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM HELENE G. HICKS, WIDOW, RECORDED ON THE 31ST DAY OF AUGUST, 1989 IN DEED BOOK 7927, PAGE 344, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 943 Fairwin Avenue, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 my/our hand(s) this 29th day of November, 2006.

James R. Dennis II

Carolyn Jean Perry

STATE OF TENNESSEE

COUNTY OF Williamson

I, Carol T. Baker, a Notary Public of the County and State first above written, do hereby certify that James R. Dennis II and Carolyn Jean Perry personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 29th day of November, 2006.

Notary Public

My Commission Expires: 2/15/09

(SEAL)

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800