RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP45068

Davidson County DEEDWARR
Recvd: 12/19/06 09:25 2 pgs
Fees:13.00 Taxes:152.59
20061219-0156028

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$41,240.00.

Melissa Woodward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
14th DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 02-02-09

SUMNER COUNTY TENN. NOTARY PUBLIC AT LARGE LORAS VASKE

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
RICHARD L. HOLT et ux	**Countrywide Home Loans**	**92-10-256**
2713 Delaware Avenue	**750 Old Hickory Blvd., Suite 180**	**11W 65040**
Nashville, Tennessee 37209	**Brentwood, Tennessee 37027**	

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, **I, THOMAS W. TROTTER, Unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **RICHARD L. HOLT and wife, JOYCE L. HOLT**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:**

Being Lot No. 6 on the Map of M. S. Pilcher's Subdivision, Block "D", of record in Book 57, page 151, Register's Office for said County.

Said lot fronts 50 feet on the south side of Delaware Avenue, formerly Short Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Thomas W. Trotter and wife, Vivian Odell Trotter by deed from Lulu (Lula) Smith, joined by her husband, Robert E. Smith of record in Book 86, page 621, Register's Office for Davidson County, Tennessee. The said Vivian Odell Trotter has since died.

This is improved property known as 2713 Delaware Avenue, Nashville, Tennessee 37209

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 hand this 14th day of December, 2006.

THOMAS W. TROTTER

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 THOMAS W. TROTTER, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 14th day of December, 2006.

NOTARY PUBLIC

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010