Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $140,000.00

Affiant

Subscribed and sworn to before me, this 31st day of January, 2007.

Notary Public
My commission expires: 5/3/2010

JENIFER L. WISE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Davidson County DEEDWARR
Recvd: 02/02/07 13:39 2 pgs
Fees:13.00 Taxes:518.00
20070202-0014109

15-0701-150969

Address of New Owner:	Send Tax Bills to:	Tax Information
Philip B. Holland	American Brokers Conduit	065-13-0-127.00
4812 Shshone Drive	538 Broad Hollow Road	
Old Hickory TN 37138	Melville, NY 11747	

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, Judy Patton Dickens, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Philip B. Holland, 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:

Land in Davidson County, Tennessee, being Lot No. 3, on the Plan of Knollview Subdivision, of record in Plat Book 6900, Page 71, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Judy Patton Dickens, a single woman, by deed from Timothy Morris and wife, Machelle Morris, dated January 31, 2000, of record in Instrument No. 20000208-0012898, Register's Office for Davidson County, Tennessee.

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 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 4812 Shshone Drive, Old Hickory, TN 37138

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 31st day of January, 2007.

Judy Patton Dickens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Judy Patton Dickens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 31st day of January, 2007.



State of Tennessee at Large

My Commission Expires 5/3/2010