State of Tennessee
County of Davidson
The actual consideration or value whichever is Greater, for this transfer is $ 109,000.00

Frank Holt Jr.
Affiant

Subscribed and sworn to before me, this the 9th day of February, 2007

Darlene Edwards
Notary Public

My Commission Expires: 11-25-07

Davidson County DEEDWARR
Recvd: 02/14/07 15:02 2 pg
Fees:13.00 Taxes:370.00
20070214-0019042

DARLENE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Covenant Title & Escrow 100 North Main Street, Goodlettsville, TN 37072

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL:
Frank Holt Jr. 1418 Apache Lane Madison, TN 37115	SAME	053-09-0-83.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter name Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, **Gladys F. Shives Sims, unmarried** said Grantor does hereby bargain, sell, transfer and convey unto **Frank Holt Jr. and wife Deanna Holt** hereinafter called the Grantees, their heirs 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. 48, on the Plan of Kimbolton, Phase II, Planned Unit Development, as shown on plat of record in Plat Book 6900, page 918, amended in Book 6900, page 853, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Gladys F. Shives Sims by Deed of record in Book 9676, Page 880, recorded 05/19/1995, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Commonly known as: 1418 Apache Lane, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said GRANTEES, their heirs and assigns forever; and we do convenant 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 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 9th day of February, 2007.

Gladys F. Shives Sims
Gladys F. Shives Sims

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of Febraury, 2007, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Gladys F. Shives Sims to me know to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 9th day of February, 2007.

Notary Public

My Commission Expires:_____

My Commission Expires April 12, 2008