Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 03/22/07 14:56 2 pgs
Fees:13.00 Taxes:562.40
20070322-0035033

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $152,000.00

Affiant

Subscribed and sworn to before me, this 16th day of March, 2007.

Notary Public
My commission expires: 11-14-09

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

08-0702-91041

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Karen L. Szabo 2503 Sheridan Road Nashville TN 37206	CTX Mtg. Co. 3100 McKinnon, Corp. Closing Dallas, TX 75201	073-13-0-074.00

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, **James Lee Holder, married, the sole heir at law of Sadie H. Holder, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Karen L. Szabo**, 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. 16, on the Plan of Dugger Heights No. Two, of record in Book 1424, Page 135, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sadie H. Holder, a single woman by deed from Katherine H. Martin, dated June 1, 2001, recorded June 6, 2001, of record in Instrument No. 20010606-0058920, Register's Office for Davidson County, Tennessee.

The said Sadie H. Holder having since died on March 24, 2006. Sadie H. Holder left a Will that has never been probated. The sole devisee under the unprobated Will and the sole heir at law of Sadie H. Holder are one and the same: her son, James Lee Holder, the Grantor herein.

The subject property is neither the principal residence of Grantor nor his spouse or any dependent,

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 2503 Sheridan Road, 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 16th day of March, 2007.

James Lee Holder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Lee Holder, 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 Goodlettsville, TN, this 16th day of March, 2007.

Kelly Ann Callaghan
State of Tennessee at Large

My Commission expires: 7/19/08

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Comm. Expires July 19, 2008