Davidson County DEEDWARR
Recvd: 05/22/07 13:54 2 pgs
Fees:12.00 Taxes:0.00
20070522-0061025

THIS INSTRUMENT PREPARED BY:
K. Gabriel Heiser, Esq.
LAW OFFICES OF K. GABRIEL HEISER
155 Franklin Road, Suite 137
Brentwood, TN 37027

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that MICHAEL V. HOLMES, Grantor, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby grant, bargain, convey, and transfer all of his right, title and interest in the property described below to MICHAEL V. HOLMES, Trustee, or his successors in trust, under the HOLMES FAMILY LIVING TRUST, dated September 24, 2003, Grantee. Said trust is a revocable living trust. Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> BEING Lot No. 2, on the Plan of Alexander-Beem Subdivision, a Re-subdivision of Lot No. 2 Welshwood Park, Sec IV, of record in Plat Book 9700, Page 363, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to MICHAEL V. HOLMES, by deed from Dr. Greg M. Beem, dated June 16, 2003, of record in instrument number 20030618-0084138, Register's Office for Davidson County, Tennessee. The legal description set forth above is identical to that in the previous deed of record.

This is improved property known as 406 Welshwood Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the same unto the Grantee and Grantee's successors and assigns forever; and Grantor hereby covenants to and with the Grantee and Grantee's successors and assigns that Grantor is lawfully seized and possessed of the above-granted premises in fee simple and has a good and lawful right to convey it, and the same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and all liens and records of encumbrance. Grantor further covenants and binds himself, his heirs and representatives, to warrant and forever defend the title to said premises and every part and parcel thereof to the said Grantee against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances.

The liability and obligations of the Grantor to Grantee and Grantee's successors and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument but merely define the scope, nature, and amount of such liability or obligations.

No abstract or survey furnished for preparation of this instrument.

ANY TRUSTEES [OR ANY SUCCESSOR TRUSTEE(S)] TO HAVE the full power to sell, mortgage, rent, lease and convey or otherwise encumber, without the joinder or consent of any beneficiary, and without the purchaser, lender, mortgagee, tenant or transferee being required to see to the distribution and application of any proceeds of sale, loan or rent.

IN TESTIMONY WHEREOF, this instrument was executed on September 24, 2003.

Michael V. Holmes
MICHAEL V. HOLMES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, MICHAEL V. HOLMES, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and Notarial Seal on September 24, 2003.

NOTARY PUBLIC
My Commission expires:

GABRIEL HEISER
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires October 05, 2004

Property address:
406 Welshwood Drive
Nashville, TN 37211

Address of New Owner:
MICHAEL V. HOLMES
609 Dunston Drive
Nashville, TN 37211

Mail Tax Bills To:
MICHAEL V. HOLMES
609 Dunston Drive
Nashville, TN 37211

PARCEL I.D.
Map 133-15
Parcel 152

NOTE TO REGISTER OF DEEDS: This transfer is to a revocable living trust, and pursuant to T.C.A. § 67-4-409(a)(3)(F) such transfer is exempt from the recordation tax; further, pursuant to T.C.A. § 67-4-409(a)(5), no oath of value is required in such transaction.