WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/31/07 08:51 3 pgs
Fees:18.00 Taxes:118.40
20070831-0104705

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$32,000.00.**

Daphne M. Davis
Affiant

Subscribed and sworn to before me this 24th day of August, 2007

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Mark A. Hayes	SAME	092 06 0 036.00
73 White Bridge Road Suite 103, #135		
Nashville, TN 37205		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **The Heirs at Law of Mary Frances Holbert,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Mark A. Hayes**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being part of Lot No. 8 on the plan of Bransford Realty Company's Subdivision of the West half of Block 2, on the Plan of Midway, of record in Book 421, page 74, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Flenoy Holbert and wife, Mary Frances Holbert, by deed from Phillip Knott, on November 22, 1944, of record in Book 1430, page 261, Register's Office for Davidson County, Tennessee. The said Flenoy Holbert having died leaving property to Mary Frances Holbert by right of survivorship. The said Mary Frances Holbert having died intestate on February 16, 2000, leaving as her only two heirs at law, Tom Holbert and Ethel Holbert. Affidavit of Heirship of record in Instrument Number 20070718-0085255, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 421, page 74, Register's Office Davidson County, Tennessee.

This is improved property known as: **924 29th Avenue North, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this August 24, 2007.

The Heirs at Law of Mary Frances Holbert

Thomas E. Holbert
Thomas Holbert

Ethel Holbert
Ethel Holbert

STATE OF TENNESSEE
COUNTY OF Tennessee

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Thomas Holbert** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 24, 2007

My commission expires 9-22-07

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Georgia
COUNTY OF DeKalb

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ethel Holbert** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 24, 2007

My commission expires May 30, 2010

Notary Public

GEORGIA
PUBLIC
DEKALB COUNTY

I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M. Davis, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires:
11-14-2009

(Seal)

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY